

Executive Summary Report

Appraisal Date 1/1/2004 - 2004 Assessment Roll

Area Name / Number: Black Diamond-Maple Valley / Area 57

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 847

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$71,300	\$193,800	\$265,100	\$281,000	94.3%	8.71%
2004 Value	\$88,400	\$191,900	\$280,300	\$281,000	99.8%	5.00%
Change	+\$17,100	-\$1,900	+\$15,200		+5.5%	-3.71%
% Change	+24.0%	-1.0%	+5.7%		+5.8%	-42.59%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.71% and -42.59% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2003 Value	\$89,800	\$183,400	\$273,200
2004 Value	\$106,900	\$180,400	\$287,300
Percent Change	+19.0%	-1.6%	+5.2%

Number of improved Parcels in the Population: 4928

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2003 or 2004 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

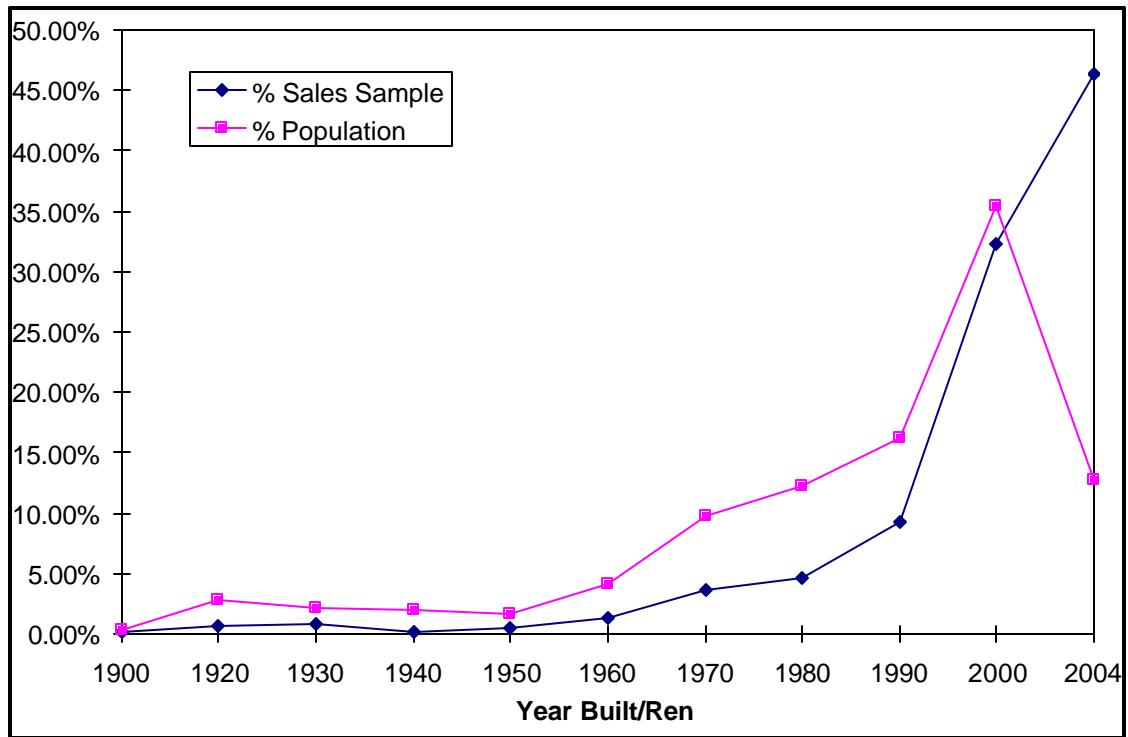
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2004 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1900	1	0.12%
1920	6	0.71%
1930	7	0.83%
1940	2	0.24%
1950	5	0.59%
1960	11	1.30%
1970	31	3.66%
1980	40	4.72%
1990	78	9.21%
2000	274	32.35%
2004	392	46.28%
	847	

Population		
Year Built/Ren	Frequency	% Population
1900	21	0.43%
1920	142	2.88%
1930	106	2.15%
1940	96	1.95%
1950	86	1.75%
1960	209	4.24%
1970	485	9.84%
1980	606	12.30%
1990	802	16.27%
2000	1744	35.39%
2004	631	12.80%
	4928	

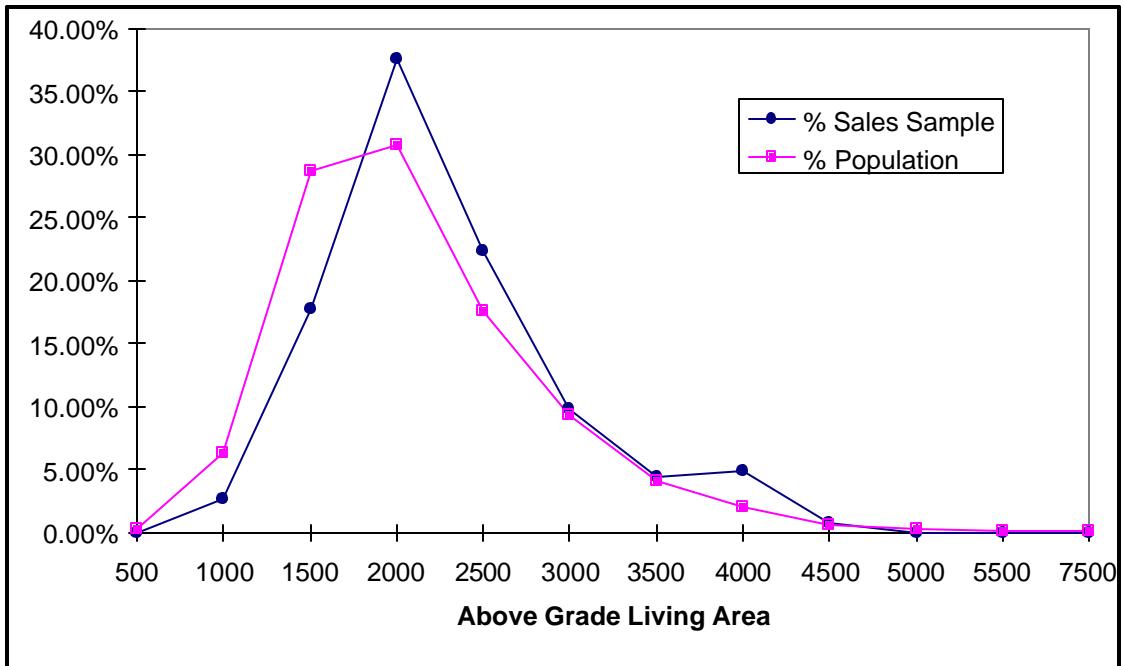


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

78% of new homes in the sales sample built between 2000 to 2003 sold within the last two years.

Sales Sample Representation of Population - Above Grade Living Area

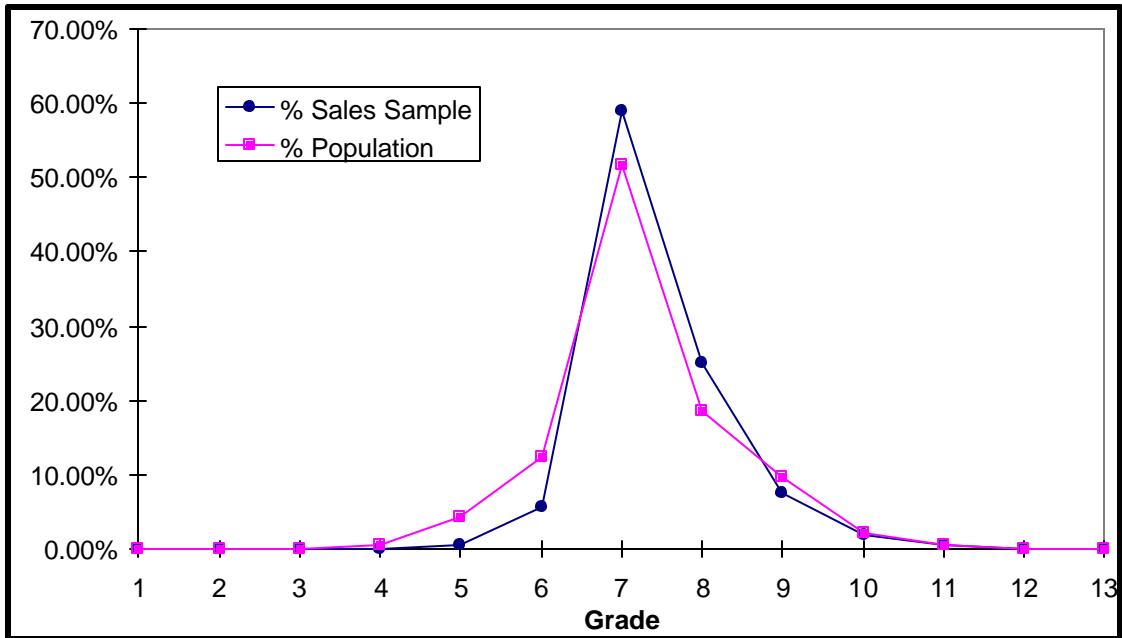
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	10	0.20%
1000	22	2.60%	1000	313	6.35%
1500	150	17.71%	1500	1413	28.67%
2000	318	37.54%	2000	1516	30.76%
2500	189	22.31%	2500	865	17.55%
3000	83	9.80%	3000	458	9.29%
3500	38	4.49%	3500	199	4.04%
4000	41	4.84%	4000	96	1.95%
4500	6	0.71%	4500	32	0.65%
5000	0	0.00%	5000	15	0.30%
5500	0	0.00%	5500	6	0.12%
7500	0	0.00%	7500	5	0.10%
	847			4928	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

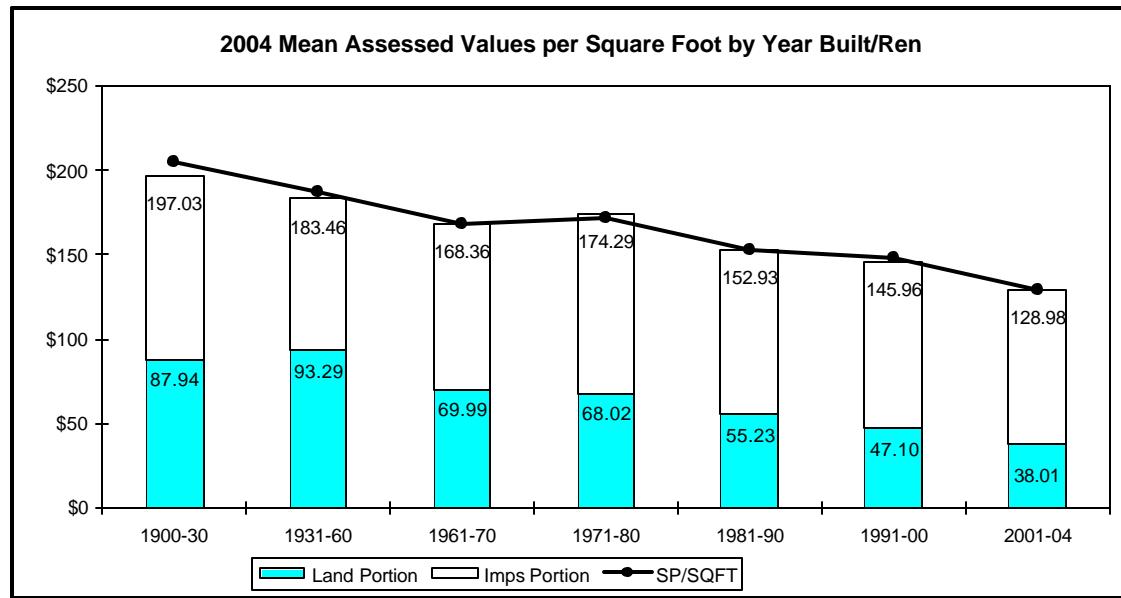
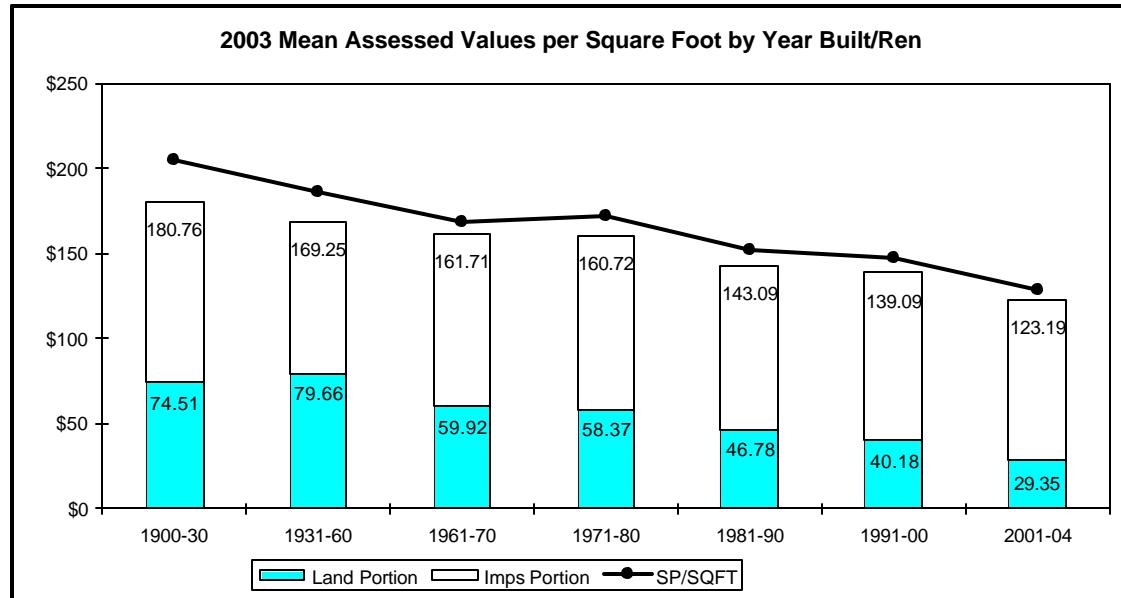
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	1	0.12%	2	2	0.04%
3	1	0.12%	3	7	0.14%
4	1	0.12%	4	31	0.63%
5	4	0.47%	5	211	4.28%
6	47	5.55%	6	610	12.38%
7	498	58.80%	7	2545	51.64%
8	212	25.03%	8	914	18.55%
9	63	7.44%	9	478	9.70%
10	16	1.89%	10	107	2.17%
11	4	0.47%	11	22	0.45%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
847			4928		



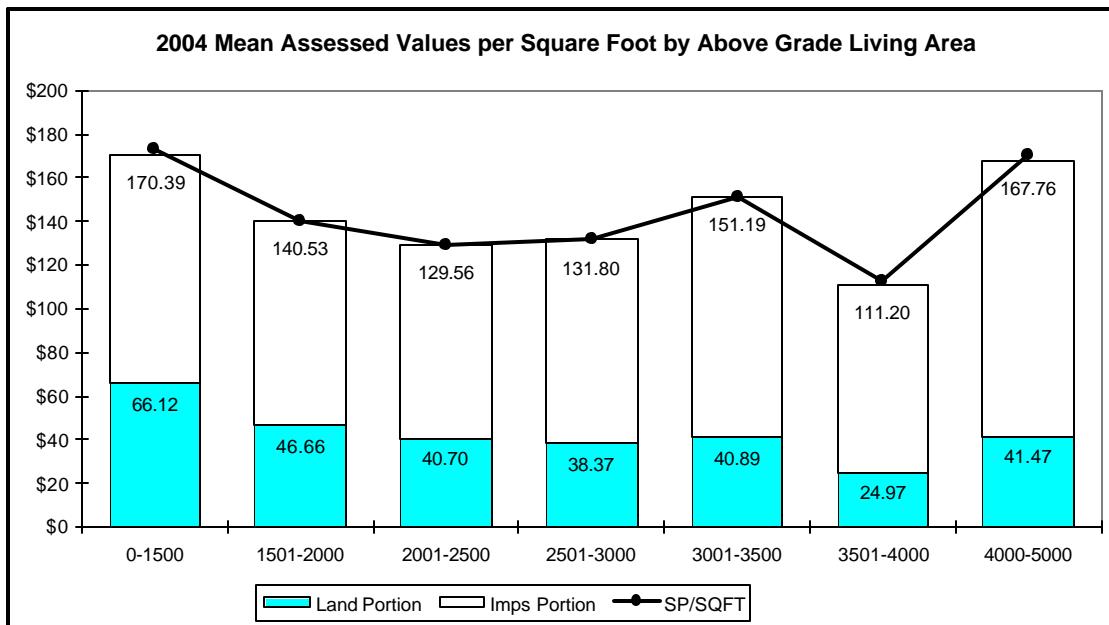
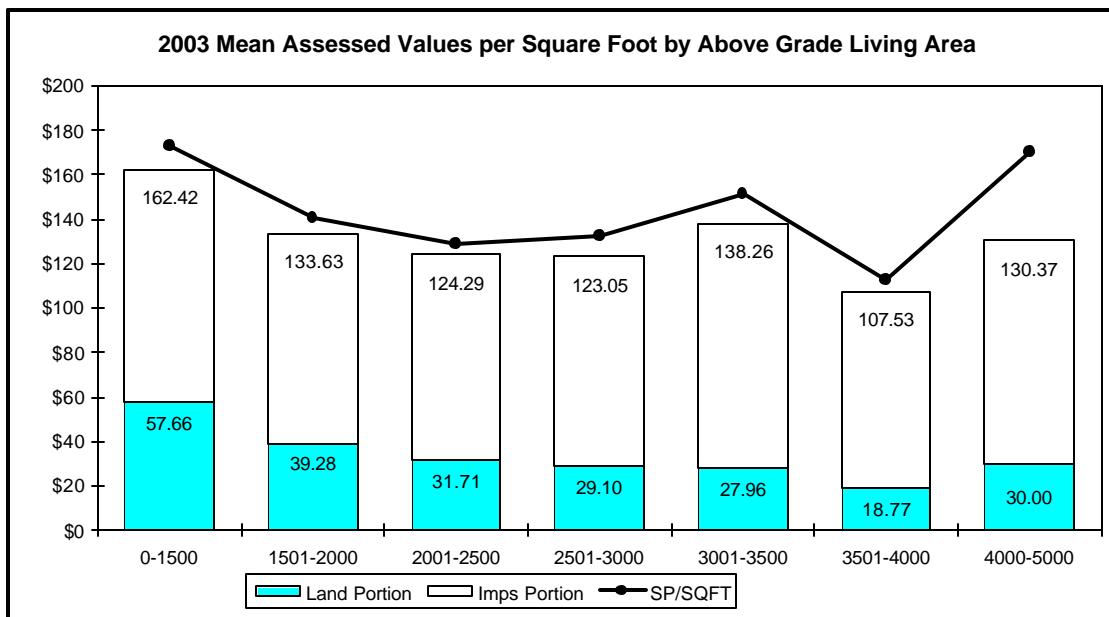
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2003 and 2004 Per Square Foot Values by Year Built or Year Renovated



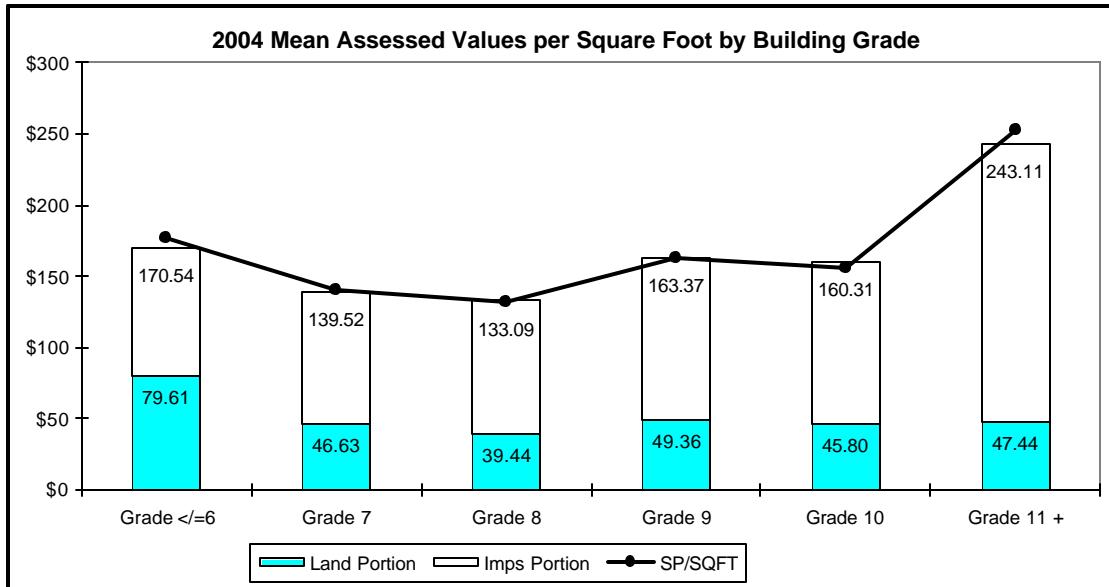
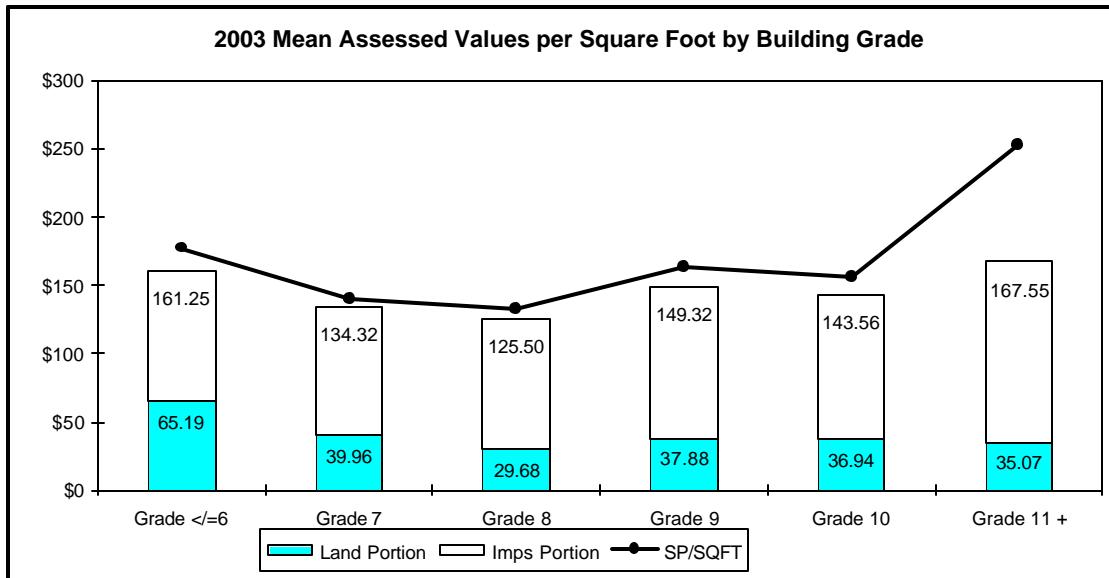
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Above Grade Living Area



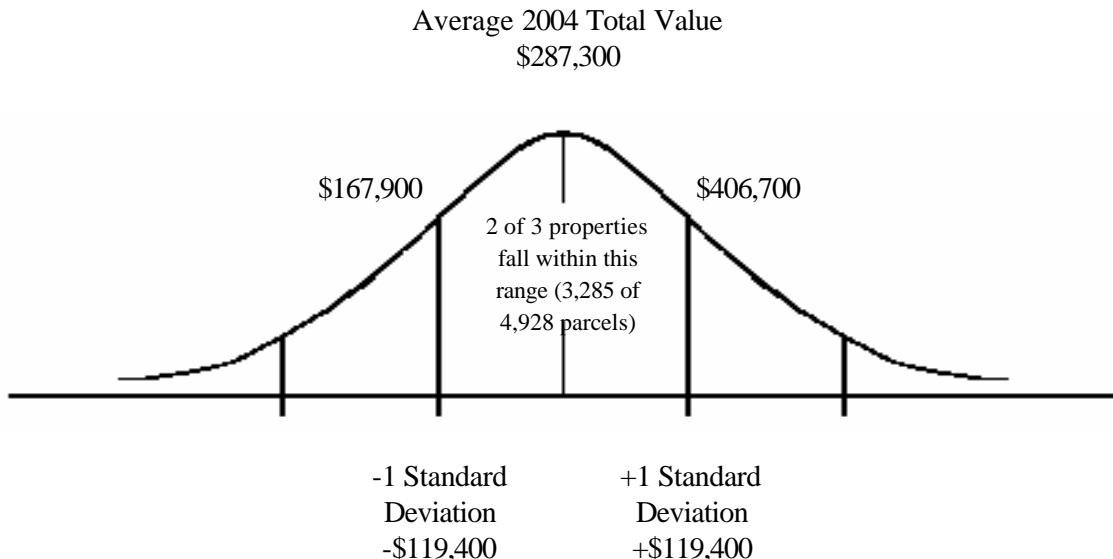
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

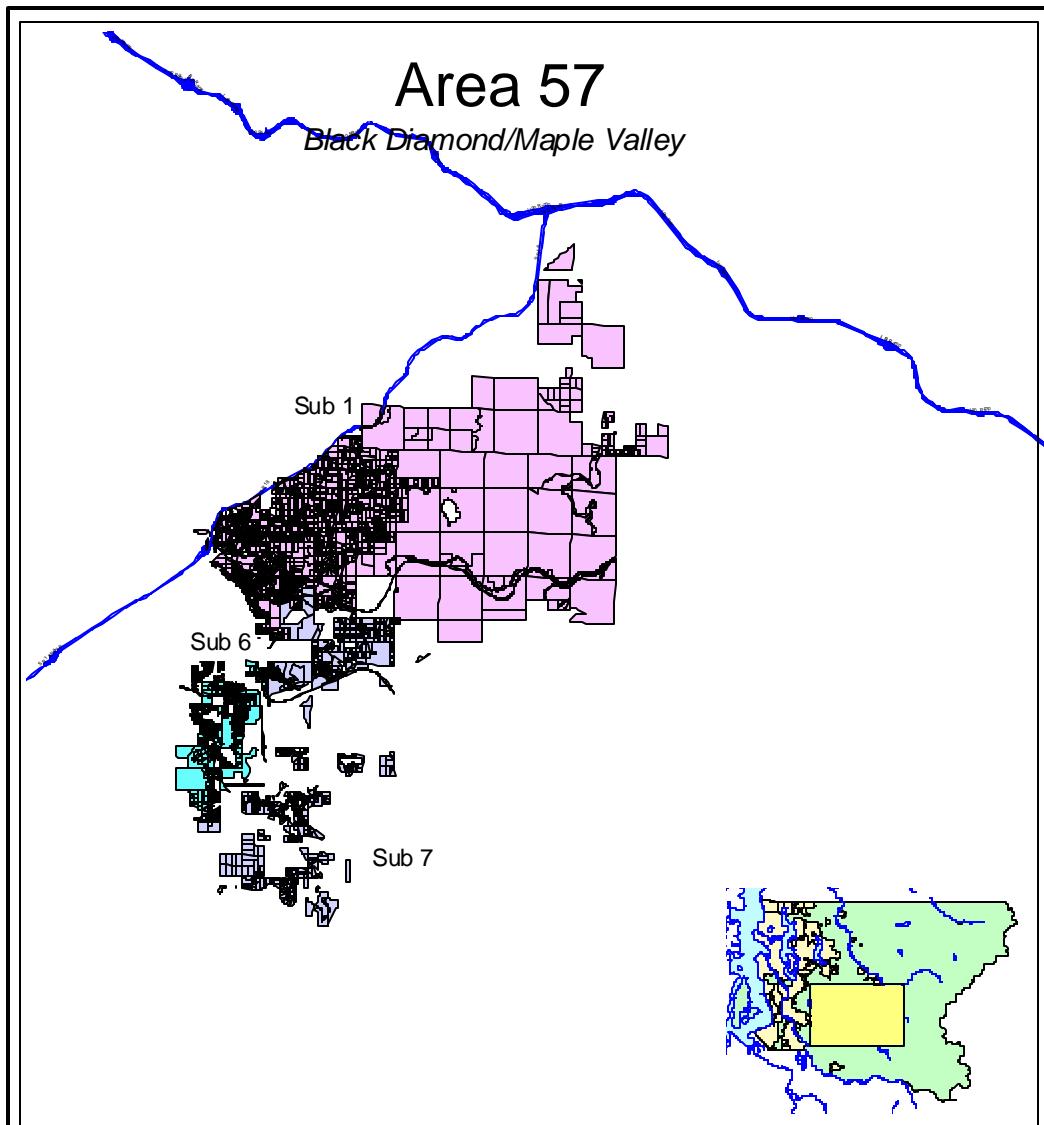
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2003 or 2004 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, expressed or implied, regarding the accuracy, completeness, timeliness, or fitness to the user of such information. King County shall not be liable for general, special, indirect, incidental, or consequential damages, including but not limited to, damages resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

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June 8, 2004
0.8 0 0.8 16 24 32 Miles

Department of Assessments

Legend
Area 57shapefile.shp
001
006
007
Freeways

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ▣ Sales from 1/2003 to 1/2004 (at minimum) were considered in all analyses.
- ▣ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ▣ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Maple Valley/Black Diamond

Boundaries:

This area is bounded by south of the Kent Kangle Rd. and east of 216th Ave SE to include all of Lake Sawyer and Black Diamond. All properties north of the SE Green River Gorge Rd. and east of Maple Valley Black Diamond Rd. to include all of Ravensdale, Maple Valley, and Hobart, to the northern boundary which is Highway 18.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 57 is a very large and diverse area comprised of a mixture of rural acreage, older plats, newer plats and older pre 1950's home on small lots in the City of Black Diamond. There are some waterfront properties along Cedar River, Green River, Lake Sawyer and Lake 12. It is one of the fastest growing area in southeast King County.

Among the qualities that attract buyers to Maple Valley/Black Diamond area are affordability, and close proximity to major arterial highways, such as Highway 18 and Highway 169. With the current expansion of Highway 18, it has relieved some of the traffic congestion along Hwy 169. The area is increasingly popular due to good view amenity of the surrounding mountains, balanced with a rural or semi-rural setting. In addition acreage parcels are desirable for their privacy, and their pastures, vegetation, or wooded settings.

New construction homes from a grade 6 townhouse style to a grade 11 estate home on acreage at different price ranges combined with low financing mortgage rates has played a big factor in the strong market activity. The rate of construction has rapidly increased within the past two years due to the availability of developable vacant land. The highest concentration is at the "*four corners*" corridor which is south of Kent Kangle Rd and west of the Maple Valley Highway where public water and sewers are easily accessible. Another factor that has increased development is the expansion of the commercial community shopping areas and their close proximity for easy convenience.

The City of Black Diamond and the northern portion of the Lake Sawyer area have for the most part, sewers and public water. The balance of the area must rely on septic systems and private water systems. Lake Sawyer has become increasingly popular over the years. It is the 3rd largest lake in King County that allows motor recreational boats. Combined with a nice view amenity of Cascades and Mount Rainier, properties have increased in values. An increased number of older homes have been extensively remodeled, renovated or replaced by new luxury type homes.

There are two major rivers in the area, the Green River and the Cedar River. The land is generally rolling hills and there are many ravines. Large numbers of parcels are impacted by environmental restrictions such as wetlands, topography, flood and water.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2004 recommended values. This study benchmarks the current assessment level using 2003 posted values. The study was also repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 8.71% to 5.00%.

Scope of Data

Land Value Data:

Vacant sales from 1/2002 to 1/2004 were given primary consideration for valuing land. Emphasis was placed on verifying vacant sales, which is important in estimating land adjustments and values for the whole population. All land sales were verified by field review and buyer, seller contact when possible.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Characteristics found to have the most influence on land sales prices include availability of water (option of connecting to a water system or drilling a well), ability to dispose of sewage (either by septic or sewer system), waterfront, lot size, views, topography, traffic, access, sensitive areas, and location.

The platted areas in higher density zoning typically have public water and sewers. However in the outskirts, with lower density zoning, predominantly in northeast portion of sub 1, eastern portion of sub 6 and southeastern most part of sub 7 are unincorporated King County where public utilities are not accessible. For these parcels, the ability to drill a well or hook up to a community well and support an on site sewage system was the biggest determining factor in land valuation.

Due to the diversity of the area, different land models were developed to ensure appropriate land values. The first model is the per acre value for non platted/acreage parcels. The second is the site value method based on the available vacant land sales within the various plat. The third is for the various rivers and lakes which typically used a combination of a fixed value per water front foot combined with a lot depth factor.

Many vacant parcels along the Cedar River were valued as recreational lots. Due to floodplain, floodway migration, and current environmental restrictions combined with restricted lot size and no access to public utilities make these properties difficult to develop.

Lake 12 also faced a similar situation with many restrictions. Although access to the lake is desirable, many parcels were valued as recreational lots. Despite restrictions, market data still indicates that this location is a positive attribute and maintains value based on recreational use. Appraisal judgment played a critical role in valuing this area. A more detailed summary of the valuation method is covered in exceptions.

The following land valuation schedule is typically used, however appraisers have the latitude to make modifications as needed for the localized situations in their assigned area. Any additional adjustments to the schedule not covered in exceptions are noted in the notes field of that particular parcel or written on the Assessor's map. Detailed descriptions of land value adjustments are included in the land valuation model.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Per Acre Value Non Platted

The following chart shows base land value per acre for all non platted areas.

(size)	57-1	57-6 & 57-7
<i>Base</i>		<i>Base</i>
<.50	\$65,000	\$60,000
0.5	\$80,000	\$70,000
0.75	\$100,000	\$80,000
1.00	\$120,000	\$100,000
2.00	\$140,000	\$120,000
3.00	\$150,000	\$130,000
4.00	\$165,000	\$140,000
5.00	\$180,000	\$150,000
6.00	\$190,000	\$160,000
7.00	\$195,000	\$170,000
8.00	\$200,000	\$180,000
9.00	\$205,000	\$190,000
10.00	\$250,000	\$200,000
11.00	\$255,000	\$210,000
12.00	\$260,000	\$220,000
13.00	\$265,000	\$230,000
14.00	\$270,000	\$240,000
15.00	\$300,000	\$250,000
16.00	\$303,000	\$260,000
17.00	\$306,000	\$270,000
18.00	\$309,000	\$280,000
19.00	\$312,000	\$290,000
20.00	\$330,000	\$300,000
>20.00	+\$5,000 per additional acre	+\$5,000 per additional acre

Zoning = F (Forest Preserve & \geq 80 Acres) = \$65,000 1st 80 acres + \$12,000 per additional acre

Site Values by Plat

The following chart shows base land value for the platted lots that are valued by the site method. Any major numbers not included in the following list are covered in exceptions.

Major	Plat Name	Site Value
053800	<i>Barklay Woods</i>	\$70,000
070570	<i>Belmont Woods</i>	\$80,000
070571	<i>Belmont Woods</i>	\$80,000
070573	<i>Belmont Court</i>	\$80,000
084040	<i>Black Diamond Estates</i>	\$60,000
084400	<i>Black Diamond Townsite ADD</i>	\$55,000
153100	<i>Chateaus at GreenBrier</i>	\$150,000
156050	<i>Cherryvale Lane</i>	\$70,000
202560	<i>Diamond Glen</i>	\$60,000
202570	<i>Diamond Hills</i>	\$70,000
202570	<i>Diamond Hills</i>	\$70,000
202575	<i>Diamond Plain Estates</i>	\$55,000
202650	<i>Diamond Terrace</i>	\$55,000
231000	<i>Elk Run</i>	\$70,000
231001	<i>Elk Run Div 2</i>	\$70,000
231002	<i>Elk Run Div 3</i>	\$75,000
231003	<i>Elk Run Div 4</i>	\$75,000
231004	<i>Elk Run Div 5</i>	\$80,000
231005	<i>Elk Run Div 6</i>	\$75,000
231006	<i>Elk Run Div 7</i>	\$70,000
231010	<i>Elk Run Meadows Div 1</i>	\$85,000
231011	<i>Elk Run Meadows Div 2</i>	\$85,000
253870	<i>Fiesta Lands Div 1</i>	\$60,000
253880	<i>Fiesta Lands Div 2</i>	\$60,000
254590	<i>Fir Dale Add</i>	\$60,000
255818	<i>Fireside Manor</i>	\$85,000
259172	<i>The Forest at Springhaven</i>	\$125,000
278090	<i>Glacier Crest</i>	\$70,000
278091	<i>Glacier Crest 2</i>	\$70,000
278125	<i>Glacier Valley</i>	\$55,000 - \$70,000
289140	<i>Green River Gorge Homesites</i>	\$85,000
289630	<i>Greenbrier Estates</i>	\$100,000
289631	<i>Greenbrier Estates II</i>	\$100,000
355800	<i>Iddings</i>	\$85,000
406830	<i>Lake Sawyer Estates</i>	\$60,000
406900	<i>Lake Sawyer Pointe</i>	\$70,000
408080	<i>Lake Twelve</i>	\$70,000

Site Values by Plat (continued)

Major	Plat Name	Site Value
412700	<i>Lake Wilderness Shore Acres</i>	\$100,000
423340	<i>Lawson Hill Estates</i>	\$60,000
439600	<i>Locloman Estates</i>	\$70,000
500960	<i>Madison Drive</i>	\$70,000
510451	<i>Maple Ridge Highlands</i>	\$70,000
510452	<i>Maple Ridge Highlands Div 2</i>	\$80,000
510890	<i>Maple Valley Crest</i>	\$70,000
512620	<i>Maplewood Estates</i>	\$145,000
512621	<i>Maplewood Estates Div 2</i>	\$145,000
561600	<i>Moore Property</i>	\$85,000
563600	<i>Morgan Creek I & IV</i>	\$70,000
563601	<i>Morgan Creek II & III</i>	\$70,000
564360	<i>Morganville</i>	\$55,000
574750	<i>Mystery Meadows</i>	\$185,000-\$235,000
667900	<i>Patrick's Faire</i>	\$75,000-\$80,000
669993	<i>Pebble Creek</i>	\$80,000
679140	<i>Pine Lake South</i>	\$65,000
681750	<i>Pla Mor Mobile Home Estates</i>	\$65,000
681751	<i>Pla Mor Mobile Home Estates</i>	\$65,000
681752	<i>Pla Mor Mobile Home Estates</i>	\$65,000
681795	<i>Pleasant Acres</i>	\$60,000
681796	<i>Pleasant Acres</i>	\$75,000
684200	<i>Pond At Greenbrier</i>	\$100,000
716700	<i>The Raven</i>	\$185,000
729950	<i>Ridge At Black Diamond</i>	\$55,000
729980	<i>Ridge at Lake Sawyer</i>	\$200,000
738300	<i>Rocco Villa</i>	\$85,000
743710	<i>Rosewood Parke</i>	\$70,000
757070	<i>Sawyer Glenn</i>	\$70,000
757400	<i>Sawyerwood</i>	\$65,000
757420	<i>Sawyerwood Estates</i>	\$110,000
770143	<i>Shadow Firs</i>	\$75,000
771400	<i>Shanlemar Meadows</i>	\$70,000
794128	<i>Springhaven Glen</i>	\$125,000
810000	<i>Sunny Lane</i>	\$60,000
858850	<i>Terra Wood Div 1</i>	\$65,000
885695	<i>Valley Green Div 1</i>	\$75,000
885696	<i>Valley Green Div 2</i>	\$75,000
885697	<i>Valley Green Div 3</i>	\$70,000-\$85,000
885764	<i>Valley Meadows</i>	\$95,000-\$115,000
940715	<i>Wilderness Rim Estates</i>	\$75,000

Exceptions

The following plat majors had varied lot size ranging from .10 to 5 acres. These were valued similar to the non plat schedule.

Major	Plat Name
146540	<i>Cedar River Homestead</i>
146740	<i>Cedar River Recreation</i>
202550	<i>Diamond Acres</i>
338838	<i>Hobart Five Acres</i>
346340	<i>Horseshoe Lake</i>
510540	<i>Maple Valley Add</i>
510840	<i>Maple Valley Campsites Add</i>
511440	<i>Maple Vista</i>
511450	<i>Maple Vista Div 2</i>
803400	<i>Stonecreek Estates</i>
884740	<i>Uppers Ravensdale</i>

Daybreak - Major # 147157 & adjacent tax lots in Sec 22-22-06 – 9043, 9094 & 9102 & Sec 15-22-06- 9057, 9062, 9113, 9114, 9115, 9118 & 9121	\$120,000
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Cheryl Lee Heights – Major # 156091, 156092 & 156093 & adjacent tax lots in Sec 10-22-06 - 9019, 9167, 9169, 9183, 9186, 9192 & 9193

Taylor Creek Meadows – Major # 856730

Riva Ridge- Major #723635

Site Size

<=1.00 acres	\$150,000
>1.00 acres-2.00acres	\$155,000
>2.00 acres	+ \$15,000 for each additional acre

Maple Valley Nob Hill - Major # 511330

Site Size

<.75 acres	\$75,000
>.75 acres	\$85,000
>1.00 acres	\$95,000

Cornerstone Estates (gated community) tax lots in NE 14-22-06 – 9017, 9101, 9102, 9103, 9111, 9116, 9119, 9120, 9122, 9123 & 9124

Site Size

< 3.00 acres	\$225,000
3.00 to 5 acres	\$255,000

>5.00 acres	\$285,000
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Sub 6 in SW 30-22-07- "The Big Valley" (gated community)- tax lots 9078 thru 9088
 Non plat schedule + \$40,000

Riverfront Lots

Dorre Don Way - Major 208520 , 639960, & adjacent river front tax lots

Arcadia Neighborhood river front tax lots in NW 23-22-06-

9011,9081,9099,9106,9110,9111,9112,9118,9119,9120,9121,9122,9123,9124,9125,9141,9142, & 9154
 <.25 ac = \$65,000
 .26 ac- .50 ac = \$70,000
 >.50 acres but < 1.00 ac = \$75,000
 > 1.00 acre = \$85,000
 Non buildable/Rec lots = \$15,000

Major 146740 river front lots & adjacent tax lots in NW 23-22-06-

9047,9086,9087,9100,9102,9103,9104,9114,9115,9116 & 9143

<.50 acre = \$85,000
 <1.00 acre = \$95,000
 >1.00 acre = \$110,000

Neighborhood river front tax lots in NW 23-22-06-

9011,9081,9099,9106,9110,9111,9112,9118,9119,9120,9121,9122,9123,9124,9125,9141,9142, & 9154
 <1.00 acre = \$130,000
 >/= 1.00 = \$160,000

***Any riverfront parcels not included above were valued similar to the non plat schedule**

Lake 12

Due to varied individual characteristics, appraisal judgment played a critical role in value determination.

Vacant sites = \$40,000 - \$60,000

Improved sites **without** full utilities = \$45,000-\$70,000

Improved sites **with** full utilities = \$60,000 - \$80,000

**** Oversized or undersized parcels are adjusted accordingly.*****

Overall Area Adjustments

View Adjustments (additive)		
Mt Rainier	Sub 1	Sub 6 & 7
average	0	0
good	+\$10,000	+\$5,000
excellent	+\$25,000	+\$10,000

Cascades and /or Territorial		
	Sub 1	Sub 6 & 7
average	+\$2,000	0
good	+\$5,000	+\$5,000
excellent	+\$10,000	+\$10,000

Lake Sawyer View (Sub 6)	
average	+\$10,000
good	+\$20,000
excellent	+\$30,000

Traffic	
moderate	-\$5,000
Heavy	-\$10,000
Extreme	-\$20,000

Access	
legal /undeveloped	-15%
restricted	-30%

Sensitive areas/ Wetlands/ Environmental	
- 5 % to -50%	(depending on severity of impact)

Topography	
- 5 % to -50%	(depending on severity of impact)

Restricted size/shape	
-5% to -25%	

Powerlines or Pipeline Easements	
-5 % to 15%	

Non buildable due to restricted water or sewer
-50%

Adjustments apply to all base land values, however in all cases appraiser judgment prevailed and has the latitude to make modifications as needed for unique circumstances in their assigned area.

Lake Sawyer

Lake Sawyer Waterfront	
WFF	Value
35	\$195,000
40	\$200,000
45	\$220,000
50	\$240,000
55	\$245,000
60	\$250,000
65	\$255,000
70	\$260,000
75	\$265,000
80	\$280,000
85	\$300,000
90	\$320,000
95	\$340,000
100	\$400,000
105	\$440,000
110	\$480,000

Waterfront Lot Depth		
	Range	Additional
	201-250	\$50,000
	251-300	\$60,000
	301-350	\$70,000
	351-400	\$80,000
	401-450	\$90,000
	451-500	\$100,000

Major 928380 (canal) = non plat schedule + \$100,000 for Lake Sawyer access

Other Adjustments:

Access rights only +\$20,000

Boot Property of Lake Sawyer = -\$30,000

Vacant Land- No Sewers = - \$15,000

Vacant Land Waterfront -No Sewers= -\$25,000

Vacant Sales Used In This Physical Inspection Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	072207	9022	1/03	\$196,000	218089	N	N
1	072207	9029	10/02	\$181,000	220504	N	N
1	102206	9005	9/03	\$150,000	144619	N	N
1	102206	9169	10/03	\$150,000	222275	Y	N
1	102206	9182	9/03	\$150,000	190357	N	N
1	102206	9193	2/03	\$158,000	43568	N	N
1	112206	9124	7/03	\$154,000	89733	N	N
1	142206	9007	9/03	\$269,000	328878	N	N
1	142206	9091	11/03	\$132,650	217906	N	Y
1	142206	9119	12/03	\$200,000	84942	N	N
1	146540	0048	3/02	\$180,000	53143	N	N
1	152206	9080	9/03	\$157,000	178596	N	N
1	152206	9111	4/03	\$100,000	261360	N	N
1	152206	9112	8/02	\$140,000	226512	N	N
1	152206	9117	10/02	\$1,350,000	1220987	N	N
1	222206	9061	3/03	\$76,500	35000	N	N
1	232206	9117	7/02	\$115,000	80150	N	N
1	242206	9045	3/03	\$205,000	376794	N	N
1	667900	0510	10/02	\$209,757	4315	N	N
1	885764	0210	8/02	\$120,000	10179	N	N
1	885764	0250	3/02	\$92,500	11278	N	N
1	885764	0300	8/02	\$95,000	7563	N	N
6	092106	9056	6/02	\$155,000	225640	N	N
6	153100	0020	10/02	\$156,000	44576	N	N
6	153100	0050	5/02	\$122,500	39313	N	N
6	153100	0060	8/02	\$156,000	40863	N	N
6	153100	0080	1/02	\$145,000	37940	N	N
6	153100	0090	2/03	\$157,500	40859	N	N
6	153100	0100	3/03	\$135,000	46137	N	N
6	153100	0110	1/02	\$132,500	39750	N	N
6	153100	0130	3/03	\$150,000	34808	N	N
6	162106	9035	10/03	\$311,000	76230	N	N
6	332206	9048	1/02	\$52,000	14560	N	N
6	332206	9069	10/02	\$121,536	52708	N	N
6	342206	9106	2/03	\$235,000	80150	N	N
6	342206	9107	2/03	\$90,000	16200	N	N
6	342206	9112	10/03	\$3,392,000	696929	N	N
6	406760	0030	5/03	\$255,000	7072	Y	Y
6	406760	0210	1/03	\$210,000	18800	Y	Y
6	500960	0180	7/02	\$65,000	6321	N	N
6	729980	0010	6/03	\$185,000	69538	N	N

Vacant Sales Used In This Physical Inspection Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
6	729980	0030	9/03	\$200,000	102947	N	N
6	729980	0060	11/03	\$195,000	68175	N	N
6	729980	0080	8/03	\$200,000	72196	N	N
6	729980	0090	5/03	\$200,000	70720	N	N
6	729980	0110	6/03	\$188,000	73882	N	N
6	729980	0120	3/03	\$195,000	100029	N	N
6	729980	0140	1/03	\$173,910	101783	N	N
6	729980	0150	11/02	\$187,000	93170	N	N
6	729980	0200	11/03	\$200,000	96264	N	N
6	729980	0210	5/03	\$202,000	99011	N	N
6	729980	0220	7/03	\$205,000	104507	N	N
6	729980	0230	2/03	\$180,000	73277	N	N
6	729980	0240	1/03	\$190,000	76148	N	N
6	729980	0250	3/03	\$200,000	75842	N	N
6	729980	0270	1/03	\$178,000	79750	N	N
6	729980	0280	6/03	\$220,000	89222	N	N
6	729980	0290	12/02	\$150,000	83729	N	N
6	729980	0340	12/03	\$256,684	73037	N	N
6	928380	0225	12/03	\$239,000	22800	Y	Y
7	072107	9042	5/02	\$245,000	749232	Y	N
7	072107	9043	3/03	\$350,000	871200	Y	N
7	142106	9137	9/03	\$75,000	13939	N	N
7	289140	0180	7/02	\$59,000	79279	Y	N
7	302207	9009	6/03	\$325,000	916502	N	N
7	302207	9083	10/02	\$221,000	229997	N	N
7	362206	9123	12/02	\$146,500	43560	N	N
7	563600	0090	12/03	\$252,152	14003	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	012206	9010	6/03	\$87,400	RELATED PARTY, FRIEND, OR NEIGHBOR
1	012206	9016	12/02	\$175,000	NO MARKET EXPOSURE; RELATED PARTY
1	012206	9048	12/03	\$25,000	NO MARKET EXPOSURE
1	20820	0915	12/03	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	022206	9088	1/02	\$22,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	102206	9017	12/02	\$35,000	GOVERNMENT AGENCY
1	102206	9195	12/02	\$52,000	NO MARKET EXPOSURE
1	112206	9124	4/02	\$125,000	1031 TRADE
1	112206	9124	4/02	\$125,000	1032 TRADE
1	122206	9050	7/03	\$54,950	NO MARKET EXPOSURE; RELATED PARTY
1	132206	9060	2/03	\$130,000	BANKRUPTCY; QUIT CLAIM DEED
1	152206	9052	3/02	\$25,000	QUIT CLAIM DEED
1	208520	0915	12/03	\$70,000	NO MARKET EXPOSURE; RELATED PARTY
1	242206	9127	3/03	\$135,000	NO MARKET EXPOSURE
1	511440	0060	9/03	\$15,000	FORCED SALE
1	512621	0330	1/03	\$120,000	NON-REPRESENTATIVE SALE
1	667900	1390	6/02	\$88,000	NON-REPRESENTATIVE SALE
1	858850	0250	5/02	\$30,000	ESTATE ADMINISTRATOR OR EXECUTOR
1	885764	0290	6/03	\$95,000	NON-REPRESENTATIVE SALE
6	102106	9030	10/03	\$15,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	153100	0070	1/02	\$135,000	FORCED SALE
6	278125	0690	8/03	\$1,034,000	MULTI-PARCEL SALE;
6	289631	0280	12/02	\$465,000	RELOCATION - SALE BY SERVICE
6	738300	0250	6/03	\$67,900	NON-REPRESENTATIVE SALE
6	928380	0115	8/03	\$185,000	PLOTTAGE
6	928380	0225	6/03	\$157,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	022106	9001	4/02	\$75,000	TIMBER AND FOREST LAND; RELATED PARTY
7	072107	9008	4/03	\$697,500	NO MARKET EXPOSURE; GOVERNMENT AGENCY
7	232106	9041	11/03	\$102,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	242106	9023	10/03	\$105,000	NO MARKET EXPOSURE
7	252106	9022	12/03	\$287,500	ESTATE ADMINISTRATOR OR EXECUTOR
7	302207	9045	11/03	\$100,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
7	362206	9089	12/03	\$245,000	CORPORATE AFFILIATES
7	362206	9129	4/02	\$144,480	GOVERNMENT AGENCY
7	408080	0025	5/03	\$32,000	ESTATE ADMINISTRATOR OR EXECUTOR
7	423340	0500	10/03	\$80,000	NO MARKET EXPOSURE

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

All sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2002 to 1/2004 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The analysis consisted of a systematic review of pertinent characteristics which influence property value in the area such as Base Land, Bldg Rcn, Bldg Rcnld, Age, Plat Major , Condition and Accessory Cost. Characteristics that indicated possible adjustment were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel. A wide variety of charts, graphs, reports and statistical diagnostics were scrutinized to determine adjustments for any specific market segment or which specific variables would be included in the final valuation model. These tools showed variables for Base Land Value, Sub area 1, Bldg RCN (replacement cost new), Accessory RCNL (replacement cost new less depreciation), Age for depreciation, numerous Plat Majors, Grade greater than or equal to a 9 and built 1995 and newer, Good and Very Good Condition. Through this process a cost base EMV (Estimate Market Value) model was developed. Based on the sales an overall assessment level of 99.8% was achieved. The prior assessment level was 94.3%. The uniformity of assessment also improved as the COV was reduced from 8.71% to 5.00%.

There were some subcategories unrepresented by the sales sample. Some examples of these parcels include low grade homes in poor or fair condition, accessory rcnld greater than \$30,000 typically parcels with multiple types of different accessories and properties with high land to total value ratio, typically waterfront properties or low grade home on large acreage. Appraisal judgment played a critical role for determining total valuation for these parcels.

A majority of the parcels were valued using EMV. However supplemental models such as cost , market adjusted cost, or adjustments to the regression model were developed by the appraiser to address parcels outside the parameters of the main valuation formula. Ultimately appraisal judgment was the most critical factor in selecting values for all parcels.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiple Regression Model Area 57

Variables	Definitions /Transformations
Intercept	1.068696
Sub1YN	Sub Area = 1
BaseLandC	Base Land Value
BldgRcnC	Building RCN
AccyRcnldC	Accessory RCNLD
AgeC	Building Age
NewHouseYNGrade9	Building grade >= 9 & Year Built >1994
GoodY/N	Building Condition = Good
VGoodYN	Building Condition =Very Good
Plat 231004	Major = 231004
Plat 231006	Major = 231006
Plat 231010	Major = 231010
Plat 259172	Major = 259172
Plat 278125	Major = 278125
Plat 355800	Major = 355800
Plat 669993	Major = 669993
Plat 770143	Major = 770143
Plat 885764	Major = 885764

EMV Formula :

```
1.068696-.0150196*Sub1YN+ .3302835*BaseLandC+ .6043286*BldgRcnC+
7.389201E-03*AccyRcnldC-1.155548E-02*AgeC+ 3.793363E02*NewHouseYNGrade9 +
1.565254E-02*GoodYN+ 6.300116E-02*VGoodYN-.0453078*Plat231004-2.377523E-
02*Plat231006-3.794369E-02*Plat231010-4.813489E-02*Plat259172+ 3.411563E-
02*Plat278125-1.424051E-02*Plat355800-6.938776E-02*Plat669993+ 4.707982E-
02*Plat770143-1.784534E-02*Plat885764
```

Total value (EMV)=exponential of the sum of coefficients times 1000

Exception Parcels – EMV =0 if

Number of Buildings > 1

Total EMV is less than land value

Supplemental Valuation Adjustments

Plats

Major 084400 = Total EMV * 1.10
Major 153100 = Total EMV * .85
Majors 156092, 156093 & Grade $>/= 10$ = Total EMV *1.08
Major 231001 = Total EMV * .95
Major 231002 = Total EMV * .95
Major 231005 = Total EMV * .95
Major 255818 = Total EMV * .90
Major 259172 & Grade $>/= 9$ = Total EMV * 1.10
Major 278125 & Grade = 7 = Total EMV * .97
Major 500960 = Total EMV *.95
Major 679140 = Total EMV * .90
Major 716700 = Total EMV * 1.10
Major 729950 = Total EMV *1.05
Major 729980 = Total EMV * .95
Major 794128 & Grade $>/= 9$ = Total EMV * 1.10
Major 810000 = Total EMV *1.03
Major 885764 & Grade $>/= 9$ = Total EMV * .95
Major 940715 = Total EMV * 1.10

Tax Lots

SE 11-22-06 tax lots 9019 thru 9192 = Total EMV * 1.05
NW 36-22-06 tax lots 9075 thru 9126 = Total EMV * 1.05
SW 30-22-07 tax lots 9078 thru 9088 = Total EMV * 1.07

**Parcels with excessive, multiple accessories $>/= \$30,000$ Accy RCNLD = Total EMV
w/out Accy + Accy Rcnld**

Lake Sawyer Waterfront Adjustments

If Grade $</= 7$, then Land + (RCNLD * 1.05)

If Grade $</= 7$ and Condition = Very Good, then Land + (RCNLD *1.10)
** does not apply to parcels in the “canal” or “boot” of the lake. **

If Grade $</= 7$ and in the “canal” or “boot” of the lake, then Land + RCNLD

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	362307	9024	6/03	\$111,000	870	0	2	1993	1	109771	N	N	36910 SE 191ST ST
1	232206	9093	5/03	\$112,000	500	0	4	1958	1	71000	Y	Y	24620 SE 248TH ST
1	232206	9042	9/02	\$140,000	540	0	5	1947	5	39109	Y	Y	24206 250TH AV SE
1	208520	0775	6/03	\$180,000	770	0	5	1927	5	8960	Y	Y	23321 DORRE DON WY SE
1	062207	9012	1/03	\$368,000	810	0	6	1904	5	217800	N	N	20612 276TH AV SE
1	072207	9089	8/03	\$234,900	970	650	6	1927	4	64468	N	N	21016 276TH AV SE
1	858850	0380	9/02	\$175,200	1070	0	6	1958	4	25287	N	N	25016 MAPLE VALLEY-BLACK DIAMON RD SE
1	208520	0225	5/03	\$197,500	1180	0	6	1966	4	19530	N	N	22717 UPPER DORRE DON WY SE
1	803400	0160	4/03	\$265,000	1190	960	6	1972	5	27763	N	N	25339 SE 208TH ST
1	072207	9033	10/03	\$214,000	1200	360	6	1992	3	40774	N	N	28608 SE 224TH ST
1	208520	0290	7/03	\$210,000	1250	0	6	1971	3	29574	N	Y	22901 UPPER DORRE DON WY SE
1	142206	9046	7/02	\$259,000	1260	0	6	1957	5	170319	N	N	24603 SE 224TH ST
1	012206	9115	12/02	\$298,000	1290	0	6	1981	5	90604	N	N	27403 SE 193RD ST
1	858850	0110	3/03	\$172,000	1300	0	6	1976	4	13500	N	N	25025 238TH AV SE
1	858850	0040	5/03	\$189,000	1350	0	6	1969	4	13962	N	N	25119 237TH CT SE
1	858850	0370	8/03	\$190,000	1350	0	6	1969	4	15378	N	N	23702 SE 250TH ST
1	439600	0190	12/02	\$188,000	1370	0	6	1967	3	19562	N	N	28601 SE 225TH ST
1	012206	9010	6/02	\$452,000	1800	0	6	1989	4	506167	N	N	26429 SE 200TH ST
1	362306	9018	5/03	\$229,000	1810	0	6	1983	3	40014	N	N	18903 276TH AV SE
1	062207	9036	5/03	\$292,000	1950	0	6	1970	3	110206	N	N	20442 276TH AV SE
1	112206	9032	2/03	\$227,500	2030	0	6	1943	5	31000	N	N	25446 SE 216TH ST
1	062207	9028	8/02	\$200,000	2170	0	6	1913	3	21318	N	N	20016 276TH AV SE
1	439600	0560	3/02	\$199,950	1020	1020	7	1968	4	15019	N	N	28545 SE 228TH ST
1	511330	0110	7/03	\$253,950	1150	900	7	1969	4	10062	N	N	23058 SE 218TH ST
1	012206	9108	9/03	\$210,000	1220	0	7	1971	4	54450	N	N	20707 276TH AV SE
1	439600	0580	9/02	\$174,000	1230	0	7	1967	4	15021	N	N	28605 SE 228TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	885695	0090	6/02	\$203,000	1260	0	7	1994	3	8840	N	N	24212 234TH WY SE
1	885695	0310	11/03	\$203,500	1260	0	7	1994	3	6908	N	N	23215 SE 242ND ST
1	885696	0490	12/02	\$205,950	1260	0	7	1995	3	8683	N	N	23934 232ND PL SE
1	885696	0610	2/03	\$205,000	1260	0	7	1995	3	11688	N	N	23940 233RD WY SE
1	885696	0640	4/03	\$210,000	1260	0	7	1995	3	8204	N	N	23924 233RD WY SE
1	885696	0180	11/03	\$219,950	1270	0	7	1995	3	7867	N	N	23220 SE 239TH ST
1	885696	0690	7/02	\$205,500	1280	0	7	1994	3	7813	N	N	23919 234TH PL SE
1	885695	0330	2/03	\$204,950	1290	0	7	1994	3	7026	N	N	23227 SE 242ND ST
1	070571	0010	10/03	\$217,000	1320	0	7	1996	3	7073	N	N	23402 SE 246TH PL
1	070571	0610	10/03	\$217,000	1340	0	7	1996	3	7038	N	N	23739 SE 248TH ST
1	242206	9063	10/02	\$289,950	1370	0	7	1994	3	66211	N	Y	24519 270TH AV SE
1	667900	0280	10/02	\$191,745	1430	0	7	2002	3	4263	N	N	23508 SE 243RD PL
1	667900	0320	10/02	\$194,551	1430	0	7	2002	3	4251	N	N	23524 SE 243RD PL
1	667900	0600	12/02	\$195,400	1430	0	7	2003	3	4198	N	N	23506 SE 243RD ST
1	885695	0290	10/02	\$216,500	1440	0	7	1994	3	7300	N	N	24222 232ND PL SE
1	885695	0420	3/02	\$203,950	1440	0	7	1994	3	8183	N	N	23327 SE 243RD PL
1	885695	0450	9/03	\$220,000	1440	0	7	1994	3	6753	N	N	23341 SE 243RD PL
1	885696	0010	3/03	\$225,000	1440	0	7	1994	3	8091	N	N	23954 234TH PL SE
1	885696	0340	4/03	\$225,000	1440	0	7	1995	3	7700	N	N	24105 232ND PL SE
1	885696	0340	1/02	\$214,500	1440	0	7	1995	3	7700	N	N	24105 232ND PL SE
1	885696	0680	9/02	\$224,950	1440	0	7	1994	3	7789	N	N	23913 234TH PL SE
1	940715	0110	5/03	\$223,100	1460	0	7	1995	3	6380	N	N	24120 SE 261ST PL
1	940715	0170	11/03	\$223,300	1460	0	7	1995	3	7980	N	N	24218 SE 261ST PL
1	940715	0170	11/03	\$223,300	1460	0	7	1995	3	7980	N	N	24218 SE 261ST PL
1	208520	0415	6/03	\$249,000	1500	0	7	1966	5	16260	Y	Y	22509 DORRE DON WY SE
1	885697	0410	9/03	\$238,400	1510	0	7	2001	3	4615	N	N	24211 231ST AV SE
1	885697	0410	7/03	\$231,000	1510	0	7	2001	3	4615	N	N	24211 231ST AV SE
1	885697	0420	2/02	\$228,700	1510	0	7	2001	3	5064	N	N	24213 231ST AV SE
1	885697	0560	2/02	\$223,050	1510	0	7	2000	3	4341	N	N	24223 231ST PL SE
1	885697	0560	2/02	\$223,050	1510	0	7	2000	3	4341	N	N	24223 231ST PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	885697	0010	8/03	\$212,900	1520	0	7	2003	3	4227	N	N	22932 SE 240TH PL
1	885697	0020	10/03	\$215,900	1520	0	7	2003	3	3496	N	N	22928 SE 240TH PL
1	885697	0050	9/03	\$224,318	1520	0	7	2003	3	3696	N	N	22920 SE 240TH PL
1	885697	0060	8/03	\$214,900	1520	0	7	2003	3	3989	N	N	22916 SE 240TH PL
1	885697	0090	4/03	\$214,900	1520	0	7	2003	3	3718	N	N	22910 240TH PL SE
1	885697	0100	3/03	\$214,900	1520	0	7	2003	3	3745	N	N	22908 240TH PL SE
1	885697	0230	2/02	\$206,500	1520	0	7	2001	3	3071	N	N	22915 SE 241ST PL
1	885697	0940	11/03	\$231,855	1520	0	7	2000	3	3544	N	N	22931 SE 240TH PL
1	885697	0980	6/03	\$216,900	1520	0	7	2003	3	3171	N	N	22917 240TH PL SE
1	885697	0990	6/03	\$215,900	1520	0	7	2003	3	3225	N	N	22913 240TH PL SE
1	885697	1020	11/02	\$213,900	1520	0	7	2002	3	2978	N	N	22914 SE 241ST PL
1	885697	1030	3/03	\$215,000	1520	0	7	2002	3	3002	N	N	22916 SE 241ST PL
1	885697	1060	6/02	\$206,500	1520	0	7	2002	3	3116	N	N	22926 SE 241ST PL
1	072207	9130	5/02	\$317,500	1530	0	7	1986	4	89251	Y	N	21027 288TH AV SE
1	885697	0070	5/03	\$214,900	1560	0	7	2003	3	3819	N	N	22914 240TH PL SE
1	885697	0080	5/03	\$219,900	1560	0	7	2003	3	3754	N	N	22912 240TH PL SE
1	885697	0300	3/02	\$214,500	1560	0	7	2001	3	4335	N	N	22933 SE 241ST PL
1	885697	0340	3/03	\$214,900	1560	0	7	2002	3	3984	N	N	23011 SE 241ST PL
1	885697	0920	11/03	\$217,500	1560	0	7	2001	3	4318	N	N	24118 230TH AV SE
1	885697	0920	3/02	\$211,500	1560	0	7	2001	3	4318	N	N	24118 230TH AV SE
1	885697	0930	4/02	\$207,500	1560	0	7	2001	3	3251	N	N	24114 230TH AV SE
1	667900	0020	6/03	\$201,400	1560	0	7	2003	3	4401	N	N	23711 SE 243RD PL
1	667900	0030	6/03	\$219,432	1560	0	7	2003	3	4406	N	N	23707 SE 243RD PL
1	667900	0060	3/03	\$218,491	1560	0	7	2003	3	4426	N	N	23625 SE 243RD PL
1	667900	0080	3/03	\$217,383	1560	0	7	2003	3	4440	N	N	23617 SE 243RD PL
1	667900	0100	1/03	\$218,498	1560	0	7	2003	3	4453	N	N	23609 SE 243RD PL
1	667900	0130	9/02	\$200,452	1560	0	7	2002	3	4244	N	N	23523 SE 243RD PL
1	667900	0210	8/02	\$196,302	1560	0	7	2002	3	4093	N	N	23423 SE 243RD PL
1	667900	0270	11/02	\$201,327	1560	0	7	2002	3	4266	N	N	23504 SE 243RD PL
1	667900	0290	9/02	\$199,886	1560	0	7	2002	3	4260	N	N	23512 SE 243RD PL

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	667900	0310	12/02	\$211,607	1560	0	7	2002	3	4254	N	N	23520 SE 243RD PL
1	667900	0330	10/02	\$207,630	1560	0	7	2002	3	4647	N	N	23528 SE 243RD PL
1	667900	0360	4/03	\$216,701	1560	0	7	2003	3	4200	N	N	23612 SE 243RD PL
1	667900	0370	1/03	\$210,916	1560	0	7	2003	3	4200	N	N	23616 SE 243RD PL
1	667900	0390	7/03	\$209,670	1560	0	7	2003	3	4200	N	N	23624 SE 243RD PL
1	667900	0400	5/03	\$216,958	1560	0	7	2003	3	4200	N	N	23628 SE 243RD PL
1	667900	0410	5/03	\$207,391	1560	0	7	2003	3	4200	N	N	23632 SE 243RD PL
1	667900	0420	7/03	\$210,000	1560	0	7	2003	3	4200	N	N	23704 SE 243RD PL
1	667900	0450	10/02	\$205,043	1560	0	7	2002	3	4644	N	N	23527 SE 243RD ST
1	667900	0500	11/02	\$214,540	1560	0	7	2003	3	4263	N	N	23507 SE 243RD ST
1	667900	0530	11/02	\$211,250	1560	0	7	2003	3	4064	N	N	23429 SE 243RD ST
1	667900	0570	4/03	\$225,322	1560	0	7	2003	3	4531	N	N	23424 SE 243RD ST
1	667900	0610	3/03	\$209,766	1560	0	7	2003	3	4200	N	N	23510 SE 243RD ST
1	667900	0620	5/03	\$217,090	1560	0	7	2003	3	4200	N	N	23514 SE 243RD ST
1	667900	0640	6/03	\$228,563	1560	0	7	2003	3	4200	N	N	23522 SE 243RD ST
1	667900	0710	6/03	\$219,660	1560	0	7	2003	3	5744	N	N	24209 235TH AV SE
1	667900	0720	1/03	\$218,921	1560	0	7	2003	3	5845	N	N	24203 234TH AV SE
1	667900	0750	5/03	\$252,078	1560	0	7	2003	3	5229	N	N	24119 235TH AV SE
1	667900	0770	6/03	\$235,046	1560	0	7	2003	3	5874	N	N	24109 235TH AV SE
1	667900	1360	6/02	\$198,550	1560	0	7	2002	3	6974	N	N	23727 243RD CT SE
1	439600	0220	10/03	\$240,000	1580	0	7	1968	4	16821	N	N	28619 SE 225TH ST
1	639960	0135	11/02	\$214,000	1580	0	7	1994	3	6239	Y	Y	23717 DORRE DON WY SE
1	940715	0090	10/02	\$224,950	1600	0	7	1996	3	6120	N	N	24108 SE 261ST PL
1	940715	0180	2/03	\$228,000	1600	0	7	1996	3	7980	N	N	24224 SE 261ST PL
1	940715	0250	7/02	\$212,000	1600	0	7	1996	3	7936	N	N	24301 SE 261ST PL
1	940715	0290	9/02	\$224,950	1600	0	7	1996	3	7944	N	N	24211 SE 261ST PL
1	885697	0030	12/03	\$216,000	1600	0	7	2003	3	3507	N	N	22926 SE 240TH PL
1	885697	0040	10/03	\$220,347	1600	0	7	2003	3	3480	N	N	22922 SE 240TH PL
1	885697	0170	1/02	\$201,000	1600	0	7	2001	3	2945	N	N	22831 SE 241ST PL
1	885697	0310	10/02	\$213,900	1600	0	7	2002	3	3474	N	N	23003 SE 241ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	885697	0320	11/02	\$214,900	1600	0	7	2002	3	3453	N	N	23005 SE 241ST PL
1	885697	0960	7/03	\$232,000	1600	0	7	2003	3	3057	N	N	22925 240TH PL SE
1	885697	0970	6/03	\$214,900	1600	0	7	2003	3	3209	N	N	22921 240TH PL SE
1	885697	1000	3/03	\$214,500	1600	0	7	2003	3	4271	N	N	22908 241ST PL SE
1	885697	1010	4/03	\$217,950	1600	0	7	2003	3	2803	N	N	22910 241ST PL SE
1	885697	1040	6/02	\$209,500	1600	0	7	2002	3	3053	N	N	22920 SE 241ST PL
1	885697	1050	8/02	\$208,900	1600	0	7	2002	3	3030	N	N	22924 SE 241ST PL
1	667900	1010	10/03	\$227,005	1600	0	7	2003	3	5250	N	N	24105 236TH AV SE
1	667900	0970	12/03	\$248,550	1608	0	7	2003	3	5250	N	N	24127 236TH AV SE
1	242206	9094	10/03	\$274,000	1620	0	7	1980	3	133729	N	N	24907 267TH AV SE
1	667900	0660	10/03	\$230,755	1630	0	7	2003	3	7421	N	N	23521 SE 242ND PL
1	070570	0210	5/03	\$230,000	1650	0	7	1994	3	7047	N	N	24433 236TH CT SE
1	072207	9031	4/02	\$198,000	1650	0	7	1963	3	29742	N	N	21260 276TH AV SE
1	667900	0950	11/03	\$219,114	1650	0	7	2003	3	5854	N	N	24203 236TH AV SE
1	070570	0850	1/02	\$225,000	1660	0	7	1994	3	7000	N	N	23625 SE 245TH ST
1	667900	0980	1/04	\$214,747	1660	0	7	2003	3	5250	N	N	24121 236TH AV SE
1	667900	1020	12/03	\$219,425	1660	0	7	2003	3	5250	N	N	24101 236TH AV SE
1	667900	0040	7/03	\$213,508	1670	0	7	2003	3	4412	N	N	23703 SE 243RD PL
1	667900	0110	3/03	\$219,467	1670	0	7	2003	3	4714	N	N	23605 SE 243RD PL
1	667900	0160	7/02	\$207,169	1670	0	7	2002	3	4226	N	N	23511 SE 243RD PL
1	667900	0170	8/02	\$213,494	1670	0	7	2002	3	4220	N	N	23507 SE 243RD PL
1	667900	0180	8/02	\$204,513	1670	0	7	2002	3	4215	N	N	23503 SE 243RD PL
1	667900	0200	8/02	\$199,065	1670	0	7	2002	3	4203	N	N	23427 SE 243RD PL
1	667900	0250	8/02	\$216,298	1670	0	7	2002	3	4785	N	N	23428 SE 243RD PL
1	667900	0350	1/03	\$215,385	1670	0	7	2003	3	4200	N	N	23608 SE 243RD PL
1	667900	0470	11/02	\$243,000	1670	0	7	2002	3	4254	N	N	23519 SE 243RD ST
1	667900	0490	10/02	\$218,900	1670	0	7	2002	3	4260	N	N	23511 SE 243RD ST
1	667900	0580	8/03	\$226,064	1670	0	7	2003	3	5042	N	N	23432 SE 243RD ST
1	667900	0740	12/02	\$228,545	1670	0	7	2003	3	5229	N	N	24125 235TH AV SE
1	667900	0790	7/03	\$237,591	1670	0	7	2003	3	6275	N	N	24031 235TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	102206	9075	4/02	\$239,750	1680	0	7	1960	4	77135	N	N	24310 SE 223RD ST
1	667900	0810	10/03	\$220,315	1680	0	7	2003	3	6341	N	N	23424 SE 240TH PL
1	667900	0900	12/03	\$219,785	1680	0	7	2003	3	5250	N	N	24116 235TH AV SE
1	102206	9064	11/02	\$238,000	1690	0	7	1958	5	27974	N	N	23848 SE 216TH ST
1	070571	0360	7/02	\$236,000	1700	0	7	1995	3	7150	N	N	23708 SE 248TH ST
1	070571	0730	8/02	\$236,950	1700	0	7	1995	3	7236	N	N	23399 SE 248TH ST
1	070571	0800	2/02	\$226,500	1700	0	7	1995	3	8929	N	N	24717 234TH WY SE
1	070571	0850	2/03	\$242,000	1700	0	7	1995	3	7877	N	N	23385 SE 246TH PL
1	070571	0900	9/02	\$225,000	1700	0	7	1995	3	7430	N	N	23386 SE 246TH PL
1	667900	0860	9/03	\$216,600	1700	0	7	2003	3	5550	N	N	24028 235TH AV SE
1	262206	9019	4/02	\$325,000	1740	0	7	1975	3	163350	N	N	24602 SE SUMMIT-LANDSBURG RD
1	070573	0280	10/03	\$233,750	1740	0	7	1999	3	5267	N	N	23836 SE 249TH ST
1	070573	0320	9/02	\$239,800	1740	0	7	1999	3	4064	N	N	23812 SE 249TH ST
1	012206	9024	9/02	\$250,000	1760	0	7	1996	3	93654	N	N	26803 SE 200TH ST
1	070571	0090	9/02	\$238,000	1760	0	7	1996	3	7142	N	N	23445 SE 246TH PL
1	070571	0090	9/02	\$238,000	1760	0	7	1996	3	7142	N	N	23445 SE 246TH PL
1	102206	9187	6/03	\$320,000	1780	1250	7	1997	3	51836	N	N	22025 244TH AV SE
1	062207	9001	10/02	\$350,950	1810	0	7	1986	3	216928	N	N	19514 290TH AV SE
1	885695	0440	7/03	\$237,950	1810	0	7	1994	3	6845	N	N	23335 SE 243RD PL
1	885695	0070	7/03	\$247,500	1820	0	7	1994	3	7912	N	N	24220 234TH WY SE
1	885695	0370	5/02	\$235,000	1820	0	7	1994	3	9428	N	N	23350 SE 243RD PL
1	885696	0190	3/03	\$254,500	1820	0	7	1995	3	9948	N	N	23216 SE 239TH ST
1	885696	0620	3/03	\$229,900	1820	0	7	1995	3	10002	N	N	23936 233RD WY SE
1	885697	0360	6/02	\$249,900	1825	0	7	2001	3	5957	N	N	23015 SE 241ST PL
1	885697	0520	4/03	\$247,999	1830	0	7	2000	3	5994	N	N	24211 231ST PL SE
1	102206	9062	8/02	\$217,000	1840	0	7	1958	5	24763	Y	Y	22235 DORRE DON WY SE
1	885697	0390	3/02	\$249,900	1850	0	7	2002	3	4585	N	N	24207 231ST AV SE
1	885697	0710	12/03	\$253,500	1850	0	7	2001	3	5321	N	N	24026 231ST PL SE
1	885697	0830	5/03	\$257,800	1850	0	7	2002	3	5700	N	N	24114 231ST AV SE
1	885697	0880	11/02	\$247,500	1850	0	7	2002	3	5700	N	N	24022 231ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	885696	0030	7/03	\$255,000	1860	0	7	1994	3	12702	N	N	23946 234TH PL SE
1	885696	0110	10/03	\$253,900	1860	0	7	1994	3	7728	N	N	23420 SE 239TH CT
1	885696	0330	5/02	\$245,750	1860	0	7	1995	3	7700	N	N	24007 232ND PL SE
1	885697	0530	11/03	\$257,950	1860	0	7	2000	3	5321	N	N	24217 231ST PL SE
1	667900	0540	12/02	\$233,200	1860	0	7	2003	3	4879	N	N	23425 SE 243RD ST
1	667900	0560	11/02	\$228,430	1860	0	7	2003	3	6359	N	N	23420 SE 243RD ST
1	667900	0650	12/02	\$233,860	1860	0	7	2003	3	4833	N	N	23526 SE 243RD ST
1	667900	1350	6/02	\$228,000	1860	0	7	2002	3	6569	N	N	23731 243RD CT SE
1	885696	0360	2/03	\$246,000	1870	0	7	1995	3	7700	N	N	24113 232ND PL SE
1	885696	0410	7/02	\$251,500	1870	0	7	1995	3	8656	N	N	23237 SE 241ST CT
1	885695	0460	1/02	\$233,000	1900	0	7	1994	3	10222	N	N	23345 SE 243RD PL
1	355800	0020	11/02	\$249,950	1920	0	7	2002	3	6600	N	N	23819 SE 248TH PL
1	355800	0110	5/03	\$239,950	1920	0	7	2002	3	5127	N	N	24801 240TH LN SE
1	355800	0170	5/03	\$239,950	1920	0	7	2002	3	4600	N	N	23818 SE 248TH PL
1	885697	0470	7/02	\$265,900	1930	0	7	2002	3	5665	N	N	24200 231ST AV SE
1	070571	0180	4/02	\$238,000	1950	0	7	1995	3	6895	N	N	23418 SE 247TH CT
1	070571	0440	5/02	\$243,500	1950	0	7	1997	3	7314	N	N	24708 237TH PL SE
1	070571	0440	6/02	\$243,500	1950	0	7	1997	3	7314	N	N	24708 237TH PL SE
1	070571	0550	12/02	\$245,000	1950	0	7	1996	3	7004	N	N	23837 SE 248TH ST
1	070571	0550	12/02	\$245,000	1950	0	7	1996	3	7004	N	N	23837 SE 248TH ST
1	070571	0670	6/03	\$248,000	1950	0	7	1995	3	7000	N	N	23437 SE 248TH ST
1	667900	0840	10/03	\$231,490	1960	0	7	2003	3	5216	N	N	23504 SE 240TH PL
1	667900	0890	10/03	\$229,670	1960	0	7	2003	3	5250	N	N	24110 235TH AV SE
1	667900	0910	10/03	\$234,428	1960	0	7	2003	3	5250	N	N	24120 235TH AV SE
1	667900	0930	10/03	\$231,045	1960	0	7	2003	3	5250	N	N	24130 235TH AV SE
1	667900	1040	11/03	\$243,982	1960	0	7	2003	3	5174	N	N	23514 SE 240TH PL
1	940715	0380	12/02	\$219,900	1980	0	7	1996	3	6250	N	N	24027 SE 261ST PL
1	667900	0870	9/03	\$226,605	2000	0	7	2003	3	5250	N	N	24100 235TH AV SE
1	070570	0200	7/03	\$253,000	2010	0	7	1994	3	8490	N	N	24439 236TH CT SE
1	070570	0930	4/03	\$248,000	2010	0	7	1993	3	6991	N	N	23409 SE 245TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	070570	0270	10/02	\$231,000	2020	0	7	1994	3	8706	N	N	24437 237TH CT SE
1	070570	0300	8/03	\$230,500	2020	0	7	1994	3	8868	N	N	24424 237TH CT SE
1	070570	0450	4/02	\$228,000	2020	0	7	1994	3	7150	N	N	23809 SE 245TH ST
1	885697	0380	10/03	\$269,900	2020	0	7	2002	3	5538	N	N	24201 231ST AV SE
1	885697	0380	5/02	\$253,900	2020	0	7	2002	3	5538	N	N	24201 231ST AV SE
1	885697	0820	9/02	\$272,000	2020	0	7	2002	3	6132	N	N	24118 231ST AV SE
1	885697	0860	7/02	\$284,988	2020	0	7	2002	3	5700	N	N	24032 231ST AV SE
1	885697	0890	4/02	\$269,500	2050	0	7	2000	3	6129	N	N	24016 231ST AV SE
1	885697	0910	2/02	\$272,500	2060	0	7	2002	3	5995	N	N	23020 SE 24TH PL
1	132206	9062	6/02	\$365,000	2090	0	7	1981	4	206038	N	N	26417 SE 224TH ST
1	182207	9030	7/03	\$305,950	2110	0	7	1984	3	90169	N	N	28259 SE 224TH ST
1	242206	9037	7/02	\$359,950	2120	0	7	1962	5	54014	N	N	24212 275TH AV SE
1	439600	0470	8/02	\$248,000	2150	0	7	2002	3	19908	N	N	22721 287TH PL SE
1	070570	0580	7/03	\$269,500	2170	0	7	1995	3	9743	N	N	23825 SE 246TH ST
1	070570	0650	4/03	\$260,000	2170	0	7	1995	3	8378	N	N	23840 SE 247TH PL
1	070573	0030	2/02	\$241,000	2180	0	7	1999	3	5000	N	N	23819 SE 249TH ST
1	070573	0180	9/03	\$255,000	2180	0	7	2000	3	5367	N	N	23906 SE 249TH ST
1	070573	0180	9/03	\$255,000	2180	0	7	2000	3	5367	N	N	23906 SE 249TH ST
1	070573	0240	9/02	\$239,500	2180	0	7	1999	3	5168	N	N	24815 239TH CT SE
1	070573	0260	7/03	\$244,000	2180	0	7	2000	3	6439	N	N	24823 239TH CT SE
1	885697	0370	2/02	\$267,500	2180	0	7	2002	3	6135	N	N	24127 231ST AV SE
1	885697	0460	8/03	\$275,000	2180	0	7	2001	3	5001	N	N	24206 231ST AV SE
1	885697	0620	7/03	\$266,900	2180	0	7	2000	3	5705	N	N	24206 231ST PL SE
1	885697	0690	7/03	\$265,000	2180	0	7	2001	3	5702	N	N	24104 231ST PL SE
1	885697	0840	7/02	\$269,800	2180	0	7	2002	3	5700	N	N	24110 231ST AV SE
1	885697	0850	10/02	\$269,900	2180	0	7	2002	3	5700	N	N	24104 231ST AV SE
1	885697	0870	9/02	\$269,800	2180	0	7	2002	3	5700	N	N	24026 231ST AV SE
1	885697	0900	1/02	\$269,500	2180	0	7	2002	3	6297	N	N	23024 SE 241ST PL
1	355800	0010	12/02	\$276,735	2180	0	7	2002	3	6952	N	N	23811 SE 248TH PL
1	355800	0140	1/03	\$255,000	2180	0	7	2002	3	4790	N	N	23834 SE 248TH PL

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	355800	0160	5/03	\$252,950	2180	0	7	2002	3	4600	N	N	23822 SE 248TH PL
1	070570	0060	3/03	\$258,000	2190	0	7	1997	3	8662	N	N	23413 SE 244TH CT
1	070570	0110	3/02	\$252,000	2190	0	7	1997	3	7823	N	N	23412 SE 245TH ST
1	070570	0150	10/02	\$259,500	2190	0	7	1997	3	9207	N	N	24423 235TH CT SE
1	070571	0270	7/02	\$255,000	2190	0	7	1995	3	8050	N	N	23419 SE 247TH CT
1	070571	0530	11/02	\$252,500	2190	0	7	1996	3	7061	N	N	23834 SE 248TH ST
1	070571	0580	6/03	\$263,000	2190	0	7	1996	3	8839	N	N	23821 SE 248TH ST
1	070571	0580	6/03	\$263,000	2190	0	7	1996	3	8839	N	N	23821 SE 248TH ST
1	070571	0680	10/03	\$275,000	2190	0	7	1995	3	7000	N	N	23431 SE 248TH ST
1	070571	0860	8/03	\$257,890	2190	0	7	1995	3	10314	N	N	23381 SE 246TH PL
1	940715	0160	9/02	\$242,000	2200	0	7	1995	4	7977	N	N	24212 SE 261ST PL
1	940715	0360	11/03	\$236,950	2200	0	7	1996	3	6250	N	N	24039 SE 261ST PL
1	070571	0330	11/03	\$263,000	2200	0	7	1995	3	7150	N	N	23428 SE 248TH ST
1	070571	0380	11/03	\$265,000	2200	0	7	1997	3	9053	N	N	24715 237TH PL SE
1	070571	0480	3/02	\$249,000	2200	0	7	1996	3	10048	N	N	23736 SE 248TH ST
1	070571	0510	9/03	\$269,527	2200	0	7	1996	3	7259	N	N	23820 SE 248TH ST
1	070571	0780	10/02	\$256,000	2200	0	7	1995	3	8117	N	N	23384 SE 248TH ST
1	070571	0790	9/02	\$256,950	2200	0	7	1995	3	7974	N	N	23390 SE 248TH ST
1	070571	0790	9/02	\$256,950	2200	0	7	1995	3	7974	N	N	23390 SE 248TH ST
1	070571	0840	7/02	\$253,500	2200	0	7	1995	3	6662	N	N	23391 SE 246TH PL
1	070571	0870	9/02	\$255,500	2200	0	7	1995	3	7983	N	N	23377 SE 246TH PL
1	070571	0880	2/02	\$245,900	2200	0	7	1995	3	8963	N	N	23378 SE 246TH PL
1	667900	0050	6/03	\$243,633	2200	0	7	2003	3	4419	N	N	23629 SE 243RD PL
1	667900	0070	3/03	\$244,047	2200	0	7	2003	3	4433	N	N	23621 SE 243RD PL
1	667900	0120	9/02	\$243,936	2200	0	7	2002	3	4550	N	N	23527 SE 243RD PL
1	667900	0230	8/02	\$228,756	2200	0	7	2002	3	6801	N	N	23420 SE 243RD PL
1	667900	0260	9/02	\$231,474	2200	0	7	2002	3	4269	N	N	23432 SE 243RD ST
1	667900	0300	9/02	\$251,359	2200	0	7	2002	3	4257	N	N	23516 SE 243RD PL
1	667900	0340	12/02	\$239,896	2200	0	7	2002	3	4631	N	N	23604 SE 243RD PL
1	667900	0380	3/03	\$235,545	2200	0	7	2003	3	4200	N	N	23620 SE 243RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	667900	0430	10/03	\$253,172	2200	0	7	2003	3	4200	N	N	23708 SE 243RD PL
1	667900	0460	1/03	\$254,000	2200	0	7	2003	3	4251	N	N	23523 SE 243RD ST
1	667900	0480	11/02	\$247,645	2200	0	7	2003	3	4257	N	N	23515 SE 243RD ST
1	667900	0520	2/03	\$249,205	2200	0	7	2003	3	4615	N	N	23433 SE 243RD ST
1	667900	0550	11/02	\$234,554	2200	0	7	2002	3	7026	N	N	23421 SE 243RD ST
1	667900	0590	2/03	\$240,000	2200	0	7	2003	3	4059	N	N	23502 SE 243RD ST
1	667900	0630	3/03	\$250,366	2200	0	7	2003	3	4200	N	N	23518 SE 243RD ST
1	667900	0730	6/03	\$266,336	2200	0	7	2003	3	5752	N	N	24131 235TH AV SE
1	667900	0760	5/03	\$242,400	2200	0	7	2003	3	5229	N	N	24115 235TH AV SE
1	667900	0800	5/03	\$245,267	2200	0	7	2003	3	6564	N	N	24025 235TH AV SE
1	667900	1340	6/02	\$256,500	2200	0	7	2002	3	7038	N	N	23736 243RD CT SE
1	070570	0290	6/03	\$237,000	2220	0	7	1994	3	10261	N	N	24425 237TH CT SE
1	667900	0850	11/03	\$246,033	2260	0	7	2003	3	5184	N	N	23508 SE 240TH PL
1	667900	1030	9/03	\$253,087	2260	0	7	2003	3	5546	N	N	24027 236TH AV SE
1	355800	0030	12/02	\$250,000	2290	0	7	1981	4	6600	N	N	23831 SE 248TH PL
1	052207	9044	9/02	\$350,000	2310	0	7	1972	4	96703	N	N	30116 SE 208TH ST
1	667900	1330	6/02	\$261,250	2330	0	7	2002	3	7599	N	N	23732 243RD PL SE
1	355800	0130	11/02	\$270,585	2370	0	7	2002	3	4632	N	N	23840 SE 248TH PL
1	355800	0150	12/02	\$271,125	2370	0	7	2002	3	5012	N	N	23828 SE 248TH PL
1	667900	0960	10/03	\$288,380	2500	0	7	2003	3	5264	N	N	24131 236TH AV SE
1	667900	0090	5/03	\$267,100	2590	0	7	2003	3	4447	N	N	23613 SE 243RD PL
1	667900	0220	8/02	\$245,135	2590	0	7	2002	3	6530	N	N	23419 SE 243RD PL
1	667900	0780	6/03	\$269,619	2590	0	7	2003	3	6275	N	N	24103 235TH AV SE
1	667900	1320	6/02	\$275,500	2610	0	7	2002	3	9303	N	N	23728 243RD CT SE
1	667900	1380	6/02	\$285,000	2700	0	7	2002	3	7522	N	N	23724 243RD CT SE
1	667900	0680	11/03	\$300,345	2720	0	7	2003	3	6300	N	N	23509 SE 242ND PL
1	667900	0940	11/03	\$263,290	2720	0	7	2003	3	5546	N	N	24202 235TH AV SE
1	667900	1000	12/03	\$281,962	2730	0	7	2003	3	5250	N	N	24111 236TH AV SE
1	667900	1480	11/03	\$323,933	2730	0	7	2003	3	6300	N	N	24213 237TH WY SE
1	667900	1470	12/03	\$322,989	2990	0	7	2003	3	6300	N	N	24207 237TH WY SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	667900	1050	12/03	\$311,607	3120	0	7	2003	3	6947	N	N	23518 SE 240TH PL
1	667900	0700	9/03	\$333,850	3460	0	7	2003	3	6481	N	N	23433 SE 242ND PL
1	667900	1390	6/02	\$298,300	3460	0	7	2002	3	7133	N	N	24308 237TH PL SE
1	072207	9120	12/03	\$427,000	3680	0	7	1984	3	54885	N	N	22015 286TH AV SE
1	667900	1490	11/03	\$345,745	3800	0	7	2003	3	6300	N	N	24219 237TH WY SE
1	667900	0670	9/03	\$329,770	4220	0	7	2003	3	6300	N	N	23515 SE 242ND PL
1	142206	9033	8/03	\$300,000	1480	960	8	1981	4	49658	N	N	22424 253RD AV SE
1	362307	9014	9/02	\$437,000	1510	0	8	1998	3	429937	N	N	18418 364TH AV SE
1	122206	9178	9/02	\$347,950	1590	850	8	1991	3	108464	N	N	21815 266TH PL SE
1	232206	9172	6/03	\$287,000	1860	0	8	1991	3	38386	N	N	25114 255TH PL SE
1	232206	9148	11/02	\$308,950	1870	0	8	1993	3	45151	N	N	24920 255TH PL SE
1	152206	9016	8/02	\$300,000	1880	0	8	1967	3	48787	N	N	23372 DORRE DON WY SE
1	182207	9027	5/03	\$252,000	1900	0	8	1987	3	57499	N	N	27623 SE 231ST ST
1	152206	9092	11/03	\$320,000	1940	0	8	1978	4	96267	N	N	23125 244TH AV SE
1	885764	0530	8/03	\$272,250	1940	0	8	2002	3	2783	N	N	23617 230TH PL SE
1	885764	0360	8/02	\$280,000	2030	0	8	2001	3	3294	N	N	23726 230TH PL SE
1	885764	0510	2/03	\$319,950	2030	0	8	2002	3	5387	N	N	23613 230TH PL SE
1	885764	0520	3/02	\$319,950	2070	0	8	2002	3	4025	N	N	23615 230TH PL SE
1	885764	0520	4/03	\$319,000	2070	0	8	2002	3	4025	N	N	23615 230TH PL SE
1	242206	9028	3/03	\$355,000	2080	0	8	1966	3	180338	Y	N	25406 LANDSBURG RD SE
1	222206	9017	3/02	\$349,950	2084	0	8	1996	3	79279	N	N	24235 SE 248TH ST
1	122206	9038	11/02	\$350,000	2110	0	8	1991	3	118918	N	N	26226 SE 220TH ST
1	259172	0090	3/02	\$330,000	2160	670	8	1989	3	38779	N	N	25216 238TH AV SE
1	262206	9021	10/03	\$280,000	2170	0	8	1978	3	41162	N	N	24610 SE SUMMIT-LANDSBURG RD
1	147157	0010	7/02	\$339,950	2240	0	8	1994	3	23174	N	N	24310 242ND WY SE
1	885764	0380	5/02	\$309,950	2270	0	8	2002	3	3253	N	N	23718 230TH PL SE
1	885764	0370	8/03	\$292,500	2280	0	8	2002	3	3389	N	N	23722 230TH PL SE
1	152206	9101	8/02	\$313,500	2330	0	8	1988	3	82764	Y	Y	22728 228TH AV SE
1	885764	0450	4/03	\$317,000	2360	0	8	2002	3	4019	N	N	23622 230TH PL SE
1	062207	9122	9/03	\$359,500	2380	0	8	1986	3	217800	N	N	19515 290TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	885764	0890	1/03	\$326,590	2380	0	8	2002	3	6408	N	N	23025 SE 238TH ST
1	885764	0720	8/02	\$299,950	2410	0	8	2002	3	5193	N	N	23823 230TH PL SE
1	156091	0080	3/03	\$375,000	2530	0	8	1979	3	28395	N	N	24112 SE 225TH ST
1	512621	0080	11/02	\$346,000	2530	0	8	1986	3	112820	N	N	23521 262ND AV SE
1	885764	0770	6/03	\$329,950	2590	0	8	2002	3	6918	N	N	23921 230TH PL SE
1	156091	0070	10/02	\$329,500	2710	0	8	1986	3	31344	N	N	24122 SE 225TH ST
1	072207	9086	1/03	\$439,000	2730	0	8	1974	4	112384	N	N	21005 284TH AV SE
1	885764	0020	4/02	\$337,950	2760	0	8	2002	3	6600	N	N	23109 SE 239TH PL
1	885764	0750	3/02	\$337,950	2760	0	8	2002	3	6835	N	N	23909 230TH PL SE
1	885764	0820	7/02	\$337,950	2760	0	8	2001	3	6882	N	N	23023 SE 239TH PL
1	885764	0920	3/02	\$360,568	2780	0	8	2002	3	6500	N	N	23111 SE 238TH ST
1	885764	0090	1/03	\$337,450	2830	0	8	2002	3	6032	N	N	23914 231ST PL SE
1	885764	0100	3/03	\$339,950	2830	0	8	2002	3	6504	N	N	22908 231ST PL SE
1	885764	0170	4/03	\$362,500	2830	0	8	2003	3	6536	N	N	23732 231ST PL SE
1	885764	0830	1/02	\$347,950	2830	0	8	2001	3	6973	N	N	23922 230TH PL SE
1	885764	0860	7/02	\$346,950	2835	0	8	2002	3	6598	N	N	23902 230TH PL SE
1	885764	0010	4/02	\$339,950	2840	0	8	2002	3	6882	N	N	23101 SE 239TH PL
1	885764	0760	11/02	\$335,000	2840	0	8	2002	3	6969	N	N	23915 230TH PL SE
1	112206	9160	10/02	\$394,000	2850	0	8	1981	4	102366	N	N	24510 SE 224TH ST
1	885764	0060	3/03	\$323,950	2860	0	8	2002	3	6970	N	N	23129 SE 239TH PL
1	222206	9104	2/02	\$309,950	2864	0	8	1999	3	7594	N	N	23806 SE 248TH PL
1	885764	0730	5/02	\$334,950	2895	0	8	2002	3	6820	N	N	23829 230TH PL SE
1	885764	0780	2/03	\$329,950	2895	0	8	2002	3	6006	N	N	23927 230TH PL SE
1	885764	0700	3/03	\$337,950	2920	0	8	2002	3	6890	N	N	23003 SE 238TH ST
1	132206	9075	1/03	\$397,000	2980	0	8	1985	3	92782	N	N	26216 SE 230TH ST
1	112206	9201	2/02	\$399,950	2990	0	8	2002	3	80930	N	N	22005 260TH AV SE
1	885764	0160	2/03	\$367,950	2990	0	8	2003	3	6594	N	N	23806 231ST PL SE
1	102206	9027	8/03	\$360,000	3020	0	8	1996	3	51828	N	N	22009 244TH AV SE
1	885764	0080	10/02	\$363,062	3030	0	8	2002	3	5987	N	N	23920 231ST PL SE
1	885764	0120	3/02	\$362,950	3040	0	8	2002	3	6670	N	N	23830 231ST PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	885764	0930	10/02	\$360,000	3040	0	8	2002	3	6862	N	N	23117 SE 238TH ST
1	156092	0490	5/02	\$386,000	3320	0	8	1987	3	35398	N	N	22424 236TH AV SE
1	512621	0720	12/03	\$505,000	4170	0	8	1986	4	105850	N	N	26217 SE 230TH ST
1	147157	0220	3/03	\$415,000	2070	620	9	1995	3	43872	N	N	24009 SE 241ST ST
1	259172	0010	2/03	\$370,000	2220	0	9	1989	3	38489	N	N	23710 SE 253RD PL
1	156092	0240	11/03	\$395,000	2350	0	9	1985	3	35100	Y	N	23329 SE 225TH ST
1	156092	0240	1/03	\$370,000	2350	0	9	1985	3	35100	Y	N	23329 SE 225TH ST
1	794128	0030	11/03	\$454,500	2390	0	9	1992	4	25492	N	N	25622 243RD CT SE
1	156091	0220	7/03	\$345,000	2420	0	9	1983	3	35100	N	N	24131 SE 225TH ST
1	156093	0200	10/02	\$398,500	2490	0	9	1989	3	37291	Y	N	23531 SE 221ST ST
1	156092	0350	5/03	\$445,000	2530	0	9	1991	3	39707	N	N	22218 233RD AV SE
1	512621	0120	7/03	\$430,000	2570	0	9	1986	3	109335	N	N	23717 262ND PL SE
1	885764	0180	7/03	\$369,950	2620	0	9	2003	3	6346	N	N	23726 231ST PL SE
1	885764	0300	9/03	\$375,000	2620	0	9	2003	3	7563	N	N	23731 231ST PL SE
1	856730	0230	5/02	\$352,000	2660	0	9	1994	3	32635	N	N	23216 SE 218TH ST
1	156092	0060	12/03	\$391,000	2670	0	9	1986	3	32945	N	N	22611 238TH PL SE
1	885764	0250	3/03	\$389,950	2710	0	9	2002	3	11278	N	N	23724 231ST CT SE
1	147157	0370	4/03	\$429,950	2720	0	9	1995	3	43200	N	N	23902 SE 243RD ST
1	147157	0280	8/03	\$517,128	2740	1880	9	1995	3	47460	N	N	24205 242ND WY SE
1	147157	0500	7/02	\$420,000	2780	0	9	1997	3	80077	Y	Y	23900 242ND WY SE
1	259172	0060	9/03	\$435,000	2780	0	9	1989	3	43527	N	N	23750 SE 253RD PL
1	259172	0060	9/03	\$435,000	2780	0	9	1989	3	43527	N	N	23750 SE 253RD PL
1	122206	9193	4/03	\$465,000	2790	0	9	1998	3	174240	N	N	26122 SE 220TH ST
1	156092	0390	8/03	\$520,000	2860	0	9	1986	4	38487	N	N	23318 SE 225TH ST
1	512621	0340	3/03	\$390,000	2870	0	9	1987	3	113256	N	N	23400 264TH AV SE
1	156092	0020	8/02	\$456,000	2920	0	9	1986	3	40047	N	N	23808 SE 225TH ST
1	152206	9115	6/02	\$429,950	2940	0	9	1996	3	22288	N	N	23790 SE 243RD ST
1	885764	0210	2/03	\$424,950	2980	0	9	2003	3	10179	N	N	23716 231ST CT SE
1	885764	0230	3/03	\$419,950	2980	0	9	2003	3	10178	N	N	23704 231ST CT SE
1	885764	0310	7/03	\$399,950	3020	0	9	2003	3	7405	N	N	23108 SE 238TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	885764	0270	7/03	\$382,000	3030	0	9	2002	3	10489	N	N	23711 231ST CT SE
1	232206	9117	7/03	\$514,450	3050	0	9	2003	3	80150	N	N	24428 SE 248TH ST
1	885764	0280	2/03	\$405,950	3120	0	9	2003	3	8366	N	N	23715 231ST CT SE
1	222206	9043	5/03	\$465,000	3130	0	9	1992	3	104108	N	N	24023 SE 244TH ST
1	885764	0320	5/03	\$405,950	3130	0	9	2002	3	8060	N	N	23100 SE 238TH ST
1	147157	0310	6/03	\$450,000	3160	0	9	1994	3	36367	N	N	24018 SE 243RD ST
1	156093	0540	9/03	\$455,000	3180	0	9	1989	3	35093	Y	N	22200 238TH PL SE
1	147157	0170	6/02	\$422,500	3310	0	9	1994	3	30562	N	N	23906 SE 241ST ST
1	102206	9193	10/03	\$569,950	3420	0	9	2003	4	43568	N	N	23107 SE 222ND ST
1	885764	0220	7/03	\$439,950	3570	0	9	2003	3	10178	N	N	23708 231ST CT SE
1	885764	0240	8/03	\$433,650	3570	0	9	2003	3	9273	N	N	23630 231ST CT SE
1	146540	0047	12/02	\$480,000	3600	0	9	2002	3	44867	N	N	23462 250TH PL SE
1	156092	0290	10/02	\$495,000	3720	0	9	1986	3	52758	Y	N	23206 SE 224TH CT
1	259172	0370	12/02	\$345,000	2590	0	10	1989	3	36038	N	N	25345 237TH PL SE
1	156092	0230	6/02	\$420,000	2660	0	10	1984	3	35100	Y	N	23341 SE 225TH ST
1	732635	0030	2/03	\$549,000	3230	0	10	1991	3	35115	N	N	23010 SE 222ND ST
1	146540	0046	7/02	\$664,000	3370	1770	10	2002	3	72310	N	N	23474 250TH PL SE
1	259172	0200	7/03	\$490,000	3500	0	10	1989	3	35279	N	N	25518 242ND PL SE
1	794128	0010	7/02	\$459,000	3500	0	10	1992	3	22907	N	N	24319 SE 256TH ST
1	156093	0210	4/03	\$575,000	3630	0	10	1989	3	39856	Y	N	23521 SE 221ST ST
1	156093	0410	12/03	\$619,500	4180	0	10	1994	3	35100	N	N	22055 238TH PL SE
1	156092	0470	3/03	\$800,000	2430	1190	11	2000	3	37294	Y	N	22416 236TH AV SE
1	112206	9100	4/03	\$987,000	3400	0	11	1994	3	104544	N	N	21860 244TH AV SE
1	156092	0450	5/03	\$800,000	4180	0	11	1998	3	35169	N	N	22419 236TH AV SE
1	156093	0240	11/03	\$860,000	4240	0	11	1996	3	45738	Y	N	23429 SE 221ST ST
6	042106	9022	11/03	\$140,000	880	0	3	1948	5	5400	Y	Y	LAKE SAWYER ISLAND
6	406760	0020	8/03	\$418,000	920	0	4	1938	4	13020	Y	Y	29215 229TH AV SE
6	042106	9077	9/02	\$180,000	860	0	5	1961	4	41818	N	N	29803 222ND AV SE
6	615180	0585	6/03	\$163,000	890	0	6	1974	4	31500	N	N	21711 SE 288TH ST
6	278125	0520	10/03	\$156,990	890	0	6	2003	3	2693	N	N	28143 238TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	278125	0580	11/03	\$154,950	910	0	6	2003	3	2786	N	N	23805 SE 282ND ST
6	278125	0620	12/03	\$157,080	910	0	6	2003	3	2835	N	N	23821 SE 282ND ST
6	439220	0355	10/02	\$186,000	960	0	6	1966	4	17875	N	N	22465 SE 304TH PL
6	615180	0618	12/03	\$220,000	980	0	6	1972	4	18530	N	N	28924 220TH PL SE
6	439220	0185	9/03	\$172,000	1010	0	6	1975	4	10465	N	N	30512 224TH AV SE
6	439220	0190	8/03	\$176,000	1010	0	6	1975	4	10920	N	N	30520 224TH AV SE
6	255818	0090	7/03	\$193,500	1130	0	6	1974	4	17618	N	N	27805 217TH AV SE
6	278125	0650	12/03	\$180,846	1170	0	6	2003	3	3027	N	N	23833 SE 282ND ST
6	439220	0305	6/02	\$181,000	1180	0	6	1977	4	9316	N	N	30455 227TH PL SE
6	439220	0170	10/02	\$172,950	1200	0	6	1975	3	12669	N	N	22407 SE 304TH PL
6	278125	0560	11/03	\$177,000	1200	0	6	2003	3	3624	N	N	28213 238TH AV SE
6	278125	0600	12/03	\$183,228	1310	0	6	2003	3	2749	N	N	23813 SE 282ND ST
6	278125	0680	12/03	\$180,495	1310	0	6	2003	3	2818	N	N	23907 SE 282ND ST
6	254590	0050	11/02	\$177,950	1360	0	6	1977	4	9405	N	N	21604 SE 290TH CT
6	278125	0590	12/03	\$185,310	1360	0	6	2003	3	2738	N	N	23980 SE 282ND ST
6	278125	0630	12/03	\$182,810	1360	0	6	2003	3	2911	N	N	23825 SE 282ND ST
6	278125	0510	11/03	\$189,359	1410	0	6	2003	3	2693	N	N	28139 238TH AV SE
6	278125	0490	11/03	\$184,950	1430	0	6	2003	3	2693	N	N	28131 238TH AV SE
6	278125	0660	12/03	\$207,850	1430	0	6	2003	3	2833	N	N	23837 SE 282ND ST
6	278125	0550	11/03	\$188,465	1460	0	6	2003	3	2693	N	N	28209 238TH AV SE
6	255818	0100	12/02	\$197,500	1570	0	6	1975	4	17699	N	N	27813 217TH AV SE
6	342206	9025	3/02	\$344,950	2230	0	6	1930	5	128502	N	N	24012 SE 276TH ST
6	202570	0290	3/03	\$198,500	950	380	7	1993	3	5937	N	N	28324 229TH AV SE
6	042106	9081	9/03	\$216,500	990	0	7	1975	3	43560	N	N	30033 224TH AV SE
6	681795	0260	9/02	\$185,000	1010	500	7	1980	3	13025	N	N	28704 235TH AV SE
6	681795	0290	12/03	\$196,000	1010	700	7	1980	4	13749	N	N	23516 SE 288TH ST
6	681795	0040	5/02	\$159,500	1020	0	7	1980	3	12252	N	N	23219 SE 287TH ST
6	406830	0060	7/02	\$201,000	1030	600	7	1976	3	13144	N	N	28946 229TH PL SE
6	202570	0800	8/02	\$187,000	1050	0	7	1993	3	7666	N	N	23032 SE 282ND CT
6	406830	0130	7/02	\$217,000	1050	390	7	1976	4	18000	N	N	28906 229TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	202570	1240	2/02	\$179,950	1080	0	7	1992	3	6000	N	N	22937 SE 280TH PL
6	202570	0510	3/03	\$185,500	1090	0	7	1992	3	6000	N	N	28130 231ST PL SE
6	202570	0540	4/02	\$183,950	1090	0	7	1992	3	6500	N	N	28112 231ST PL SE
6	202570	0410	12/03	\$197,000	1100	0	7	1991	3	7358	N	N	28314 229TH PL SE
6	202570	1000	8/03	\$196,000	1100	0	7	1991	3	6000	Y	N	28032 230TH AV SE
6	202570	1070	3/03	\$184,500	1100	0	7	1993	3	6600	N	N	22956 SE 280TH PL
6	202570	0140	7/02	\$182,500	1110	0	7	1993	3	6000	N	N	22928 SE 283RD ST
6	202570	1220	5/02	\$179,000	1110	0	7	1993	3	6000	N	N	22925 SE 280TH PL
6	202570	0470	10/02	\$179,990	1120	0	7	1992	3	8734	N	N	28220 231ST PL SE
6	202570	0130	6/02	\$204,000	1150	360	7	1993	3	6000	N	N	22934 SE 283RD ST
6	202570	0850	5/03	\$190,000	1150	0	7	1993	3	5760	N	N	23031 SE 282ND CT
6	615180	0095	5/02	\$372,000	1150	580	7	1970	3	12138	Y	Y	29047 220TH PL SE
6	439160	0020	4/03	\$425,000	1160	450	7	1928	5	14061	Y	Y	30720 229TH PL SE
6	202570	0100	4/03	\$216,000	1170	370	7	1992	3	6288	N	N	28032 230TH AV SE
6	202570	0960	4/03	\$227,500	1170	370	7	1992	3	6739	N	N	28122 230TH AV SE
6	202570	1190	7/02	\$204,950	1170	350	7	1992	3	6559	N	N	22907 SE 280TH PL
6	202570	1280	10/02	\$220,000	1170	400	7	1991	3	6600	N	N	28025 230TH AV SE
6	202570	1330	1/02	\$195,000	1170	350	7	1992	3	6000	N	N	22928 SE 281ST PL
6	202570	1430	5/03	\$217,950	1170	400	7	1991	3	6500	N	N	22921 SE 281ST PL
6	202570	1430	1/02	\$209,950	1170	400	7	1991	3	6500	N	N	22921 SE 281ST PL
6	231000	0430	12/03	\$212,000	1180	400	7	1989	3	7034	N	N	22616 SE 274TH ST
6	231001	0050	8/02	\$202,500	1180	390	7	1990	3	8767	N	N	27338 227TH PL SE
6	231001	0090	11/02	\$215,000	1180	390	7	1990	3	7200	N	N	27412 227TH PL SE
6	231003	0450	7/03	\$224,950	1180	0	7	1993	3	6035	N	N	27614 220TH CT SE
6	231003	0520	10/03	\$227,000	1180	400	7	1993	3	6091	N	N	27603 221ST AV SE
6	231000	0040	5/02	\$212,000	1200	390	7	1990	3	7497	N	N	27457 226TH AV SE
6	231000	0610	3/02	\$214,990	1200	390	7	1990	3	8187	N	N	22601 SE 274TH ST
6	231000	0420	6/02	\$185,000	1220	0	7	1989	3	7779	N	N	22610 SE 274TH ST
6	679140	0890	12/03	\$183,000	1220	0	7	1968	4	16080	N	N	32322 225TH AV SE
6	202570	0810	10/03	\$219,800	1240	0	7	1992	3	7846	N	N	23024 SE 282ND CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	743710	0780	3/02	\$222,500	1260	360	7	1991	3	6244	N	N	28141 235TH AV SE
6	743710	0790	6/03	\$232,500	1280	360	7	1991	3	6161	N	N	28135 235TH AV SE
6	253870	0180	8/03	\$171,000	1300	0	7	1962	4	19414	N	N	23112 SE 287TH ST
6	439160	0155	12/02	\$190,000	1330	0	7	1948	3	22232	N	N	30821 229TH AV SE
6	406760	0025	8/02	\$405,000	1340	1000	7	1966	5	6600	Y	Y	29223 229TH AV SE
6	679140	0330	7/03	\$206,121	1340	1050	7	1979	3	12740	N	N	22422 SE 321ST ST
6	202570	1440	10/03	\$217,500	1360	0	7	1991	3	6500	N	N	22927 SE 281ST PL
6	253880	0230	11/02	\$192,500	1370	0	7	1970	3	25885	N	N	22908 SE 287TH ST
6	406830	0090	2/03	\$196,000	1370	0	7	1976	4	10625	N	N	28928 229TH PL SE
6	053800	0090	9/02	\$200,000	1370	0	7	1998	3	5400	N	N	23727 SE 277TH PL
6	202570	0330	5/03	\$197,000	1380	0	7	1992	3	6000	N	N	22925 SE 283RD ST
6	202570	1020	1/02	\$205,500	1400	0	7	1991	3	6000	Y	N	28020 230TH AV SE
6	231000	0320	4/03	\$202,000	1400	0	7	1989	3	9955	N	N	22741 SE 273RD ST
6	231000	0480	12/02	\$193,000	1400	0	7	1990	3	7277	N	N	27426 227TH AV SE
6	231001	0020	2/02	\$194,950	1400	0	7	1990	3	7676	N	N	27322 227TH PL SE
6	202570	0610	12/02	\$210,000	1410	0	7	1992	3	6000	N	N	28010 231ST PL SE
6	202570	1340	11/03	\$210,000	1410	0	7	1992	3	6000	N	N	22922 SE 281ST ST
6	679140	0540	12/03	\$225,000	1410	500	7	1977	4	11968	N	N	22506 SE 322ND ST
6	406830	0230	10/02	\$193,000	1420	0	7	1976	4	9600	N	N	28844 229TH AV SE
6	679140	0140	9/03	\$230,000	1440	550	7	1977	4	19028	N	N	22714 SE 322ND PL
6	757400	0070	7/03	\$219,500	1440	0	7	1969	4	19800	N	N	22202 SE 304TH ST
6	231000	0090	9/03	\$213,500	1450	0	7	1990	3	7290	N	N	27427 226TH AV SE
6	231000	0100	2/03	\$205,000	1450	0	7	1990	3	7158	N	N	27421 226TH AV SE
6	231000	0160	1/03	\$216,000	1450	0	7	1990	3	7217	N	N	27313 226TH AV SE
6	679140	0060	6/03	\$192,500	1450	0	7	1977	4	12150	N	N	22704 SE 324TH ST
6	202570	1110	4/03	\$199,900	1460	0	7	1993	3	6600	N	N	22932 SE 280TH PL
6	231003	0150	7/03	\$226,000	1460	0	7	1994	3	6083	N	N	22133 SE 277TH ST
6	332206	9105	10/03	\$308,200	1460	1460	7	1981	4	44431	N	N	22625 SE 281ST ST
6	231001	0100	9/03	\$199,950	1470	0	7	1990	3	7238	N	N	27418 227TH PL SE
6	231001	0240	11/02	\$209,500	1470	0	7	1990	3	7276	N	N	27407 227TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	757400	0110	10/03	\$132,000	1490	0	7	1988	2	19998	N	N	22242 SE 304TH ST
6	743710	0590	10/03	\$225,000	1500	0	7	1991	3	6449	N	N	28115 234TH AV SE
6	743710	0590	10/03	\$225,000	1500	0	7	1991	3	6449	N	N	28115 234TH AV SE
6	202570	0550	12/03	\$223,000	1520	0	7	1992	3	6000	N	N	28106 231ST PL SE
6	202570	0590	10/02	\$209,950	1520	0	7	1992	3	6000	N	N	28022 231ST PL SE
6	743710	0720	1/02	\$220,000	1520	0	7	1992	3	6409	N	N	28114 234TH AV SE
6	231000	0670	3/02	\$207,000	1540	0	7	1990	3	7201	N	N	27454 226TH AV SE
6	757400	0100	7/02	\$192,950	1580	0	7	1968	4	19998	N	N	22232 SE 304TH ST
6	053800	0110	2/02	\$214,000	1580	0	7	1998	3	5400	N	N	23807 SE 277TH PL
6	053800	0240	3/02	\$224,000	1580	0	7	1998	3	4782	N	N	27605 238TH PL SE
6	615180	0202	3/03	\$293,000	1590	520	7	2000	3	11535	Y	N	28916 218TH AV SE
6	202570	0820	10/03	\$210,000	1600	0	7	1993	3	20482	N	N	23020 SE 282ND CT
6	231003	0380	9/03	\$220,000	1600	0	7	1993	3	8176	N	N	27619 220TH CT SE
6	202570	1550	2/03	\$200,000	1610	0	7	1994	3	6000	N	N	22820 SE 282ND ST
6	231000	0590	7/02	\$214,950	1610	0	7	1990	3	8018	N	N	27413 227TH AV SE
6	743710	0480	4/02	\$210,000	1610	0	7	1991	3	6405	N	N	28124 233RD AV SE
6	231001	0170	5/03	\$215,000	1620	0	7	1990	3	7132	N	N	22715 SE 275TH ST
6	231001	0270	10/02	\$210,000	1620	0	7	1990	3	7566	N	N	27323 227TH PL SE
6	231003	0370	8/02	\$224,000	1620	0	7	1993	3	6687	N	N	27625 220TH CT SE
6	231000	0520	4/03	\$223,000	1630	0	7	1990	3	7859	N	N	27519 227TH AV SE
6	231000	0680	10/02	\$219,950	1630	0	7	1990	3	7202	N	N	27462 226TH AV SE
6	202570	0430	7/02	\$214,990	1640	0	7	1991	3	8395	N	N	22947 SE 283RD ST
6	231000	0330	3/03	\$213,700	1640	0	7	1989	3	7266	N	N	22737 SE 273RD ST
6	439220	0050	1/03	\$420,000	1640	1180	7	1976	3	12100	Y	Y	22516 SE 304TH PL
6	231000	0650	9/03	\$217,500	1650	0	7	1990	3	7344	N	N	27442 226TH AV SE
6	231003	0200	1/03	\$240,000	1650	0	7	1994	3	6419	N	N	22065 SE 277TH ST
6	743710	0290	12/03	\$222,500	1660	0	7	1994	3	6179	N	N	28116 232ND PL SE
6	231003	0220	4/02	\$239,950	1670	0	7	1993	3	6438	N	N	22053 SE 277TH ST
6	332206	9062	7/03	\$229,000	1670	0	7	1972	4	30732	N	N	21646 SE 276TH ST
6	202570	0230	4/02	\$211,000	1690	0	7	1992	3	6603	N	N	28321 229TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	202570	0900	10/03	\$228,900	1700	0	7	1993	3	6200	N	N	23022 SE 283RD PL
6	053800	0140	5/03	\$232,000	1710	0	7	1999	3	5867	N	N	23825 SE 277TH PL
6	053800	0200	7/03	\$232,000	1710	0	7	1999	3	5500	N	N	27636 238TH PL SE
6	743710	0210	12/03	\$238,000	1730	0	7	1993	3	6368	N	N	28002 232ND PL SE
6	743710	0750	6/02	\$231,950	1760	0	7	1992	3	6301	N	N	23406 SE 282ND PL
6	743710	0870	10/02	\$243,000	1760	0	7	1991	3	8637	N	N	28104 235TH AV SE
6	231005	0030	8/03	\$229,950	1760	0	7	2003	3	7334	N	N	22530 227TH PL SE
6	231005	0050	9/03	\$234,950	1760	0	7	2003	3	7334	N	N	22522 227TH PL SE
6	231005	0140	10/03	\$240,550	1760	0	7	2003	3	6355	N	N	22517 SE 277TH PL
6	231005	0150	7/03	\$235,000	1760	0	7	2003	3	6414	N	N	22521 227TH PL SE
6	743710	1200	1/02	\$215,000	1770	0	7	1991	3	7200	N	N	23405 SE 282ND PL
6	231006	0020	12/02	\$219,950	1770	0	7	2003	3	5823	N	N	21609 SE 281ST ST
6	231006	0090	5/03	\$224,950	1770	0	7	2003	3	5689	N	N	21651 SE 281ST ST
6	231006	0160	2/03	\$229,950	1770	0	7	2003	3	6992	N	N	21674 SE 281ST ST
6	231006	0170	1/03	\$224,950	1770	0	7	2003	3	5771	N	N	21668 SE 281ST ST
6	500960	0050	9/03	\$226,500	1770	0	7	2003	3	5000	N	N	21638 SE 283RD ST
6	500960	0060	7/03	\$218,950	1770	0	7	2003	3	5000	N	N	21644 SE 283RD ST
6	500960	0190	12/02	\$220,810	1770	0	7	2003	3	5450	N	N	21623 SE 283RD ST
6	743710	0120	12/02	\$219,950	1780	0	7	1992	3	6221	N	N	28123 232ND PL SE
6	231006	0050	9/03	\$227,000	1790	0	7	2003	3	5685	N	N	21627 SE 281ST ST
6	231006	0150	12/02	\$219,950	1790	0	7	2003	3	6095	N	N	21680 SE 281ST ST
6	231006	0190	9/03	\$219,950	1790	0	7	2003	3	5564	N	N	21654 SE 281ST ST
6	500960	0030	7/03	\$214,950	1790	0	7	2003	3	5000	N	N	21626 SE 283RD ST
6	500960	0160	3/03	\$228,000	1790	0	7	2003	3	8062	N	N	21641 SE 283RD ST
6	231006	0230	9/03	\$226,450	1800	0	7	2003	3	5555	N	N	21630 SE 281ST ST
6	231006	0250	12/02	\$227,950	1800	0	7	2003	3	7475	N	N	21618 SE 281ST ST
6	202570	0340	6/02	\$231,000	1810	0	7	1992	3	5866	N	N	22931 SE 283RD ST
6	231006	0040	9/03	\$227,200	1810	0	7	2003	3	5669	N	N	21621 SE 281ST ST
6	231006	0080	3/03	\$219,950	1810	0	7	2003	3	5698	N	N	21645 SE 281ST ST
6	231006	0200	8/03	\$214,950	1810	0	7	2003	3	5555	N	N	21648 SE 281ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	231006	0240	10/03	\$223,500	1810	0	7	2003	3	5566	N	N	21624 SE 281ST ST
6	500960	0020	7/03	\$222,670	1810	0	7	2003	3	5000	N	N	21620 SE 283RD ST
6	500960	0130	3/03	\$220,225	1810	0	7	2003	3	9055	N	N	21663 SE 283RD ST
6	743710	0800	10/02	\$231,000	1820	0	7	1991	3	6402	N	N	28129 235TH AV SE
6	202570	1560	5/02	\$227,500	1830	0	7	1994	3	6000	N	N	22814 SE 282ND ST
6	278090	0050	12/03	\$229,044	1830	0	7	2003	3	4675	N	N	27631 239TH PL SE
6	743710	1160	6/03	\$237,450	1850	0	7	1991	3	7200	N	N	23503 SE 282ND PL
6	231005	0070	12/03	\$229,950	1850	0	7	2003	3	7334	N	N	22512 SE 277TH PL
6	439220	0310	8/02	\$280,000	1860	750	7	1953	4	32670	N	N	22545 SE 304TH PL
6	743710	0570	5/02	\$239,000	1860	0	7	1991	3	6325	N	N	28127 234TH AV SE
6	743710	1080	1/02	\$232,000	1860	0	7	1991	3	7788	N	N	28108 236TH AV SE
6	743710	1010	9/03	\$250,000	1890	0	7	1992	3	6000	N	N	28011 236TH AV SE
6	202570	1390	6/02	\$215,000	1900	0	7	1992	3	7479	N	N	22901 SE 281ST PL
6	743710	0340	9/03	\$257,500	1900	0	7	1992	3	5889	N	N	28155 233RD AV SE
6	202570	1540	9/02	\$225,000	1910	0	7	1994	3	6000	N	N	22826 SE 282ND ST
6	743710	0380	6/03	\$242,000	1910	0	7	1992	3	6405	N	N	28131 233RD AV SE
6	053800	0420	11/02	\$235,000	1910	0	7	1998	3	4801	N	N	27607 238TH AV SE
6	332206	9055	7/03	\$385,000	1950	0	7	1969	5	83635	N	N	21656 SE 276TH ST
6	231006	0030	2/03	\$234,950	1970	0	7	2003	3	5679	N	N	21615 SE 281ST ST
6	231006	0100	7/03	\$220,000	1970	0	7	2003	3	5674	N	N	21657 SE 281ST ST
6	231006	0130	3/03	\$237,000	1970	0	7	2003	3	7926	N	N	21675 SE 281ST ST
6	231006	0180	5/03	\$234,950	1970	0	7	2003	3	5568	N	N	21660 SE 281ST ST
6	500960	0040	5/03	\$242,950	1970	0	7	2003	3	5000	N	N	21632 SE 283RD ST
6	500960	0150	4/03	\$243,300	1970	0	7	2003	3	8931	N	N	21647 SE 283RD ST
6	231005	0020	10/03	\$244,950	1980	0	7	2003	3	7134	N	N	22534 SE 277TH PL
6	231005	0040	9/03	\$244,950	1980	0	7	2003	3	7334	N	N	22526 227TH PL SE
6	231005	0060	11/03	\$244,950	1980	0	7	2003	3	7334	N	N	22518 SE 277TH PL
6	231005	0160	9/03	\$244,950	1980	0	7	2003	3	6576	N	N	22525 227TH PL SE
6	231006	0220	4/03	\$234,950	1990	0	7	2003	3	5551	N	N	21636 SE 281ST ST
6	053800	0170	11/03	\$227,500	2010	0	7	1999	3	5718	N	N	27654 238TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	053800	0170	11/03	\$227,500	2010	0	7	1999	3	5718	N	N	27654 238TH PL SE
6	053800	0120	7/02	\$229,000	2020	0	7	1998	3	5400	N	N	23813 SE 277TH PL
6	053800	0290	6/02	\$233,500	2070	0	7	1999	3	4709	N	N	27635 238TH PL SE
6	053800	0360	5/03	\$229,950	2070	0	7	1998	3	4698	N	N	27638 238TH AV SE
6	757420	0110	6/03	\$295,000	2090	0	7	1988	3	47044	N	N	29660 235TH AV SE
6	053800	0300	2/03	\$236,000	2090	0	7	1999	3	4707	N	N	27641 238TH PL SE
6	053800	0580	2/03	\$239,950	2090	0	7	1998	3	4720	N	N	27610 237TH PL SE
6	231005	0130	7/03	\$264,950	2140	0	7	2003	3	7076	N	N	22511 SE 277TH PL
6	231005	0170	8/03	\$259,950	2140	0	7	2003	3	8539	N	N	22531 227TH PL SE
6	032106	9031	7/02	\$475,000	2230	0	7	1985	3	10890	Y	Y	30051 232ND PL SE
6	053800	0190	8/03	\$255,000	2230	0	7	1999	3	5500	N	N	27642 238TH PL SE
6	053800	0480	3/02	\$232,500	2230	0	7	1998	3	4698	N	N	27643 238TH AV SE
6	053800	0510	12/02	\$239,900	2230	0	7	1998	3	4764	N	N	27652 237TH PL SE
6	342206	9066	1/03	\$400,000	2290	0	7	1951	5	53578	N	N	23928 SE 276TH ST
6	231006	0070	5/03	\$256,950	2310	0	7	2003	3	6270	N	N	21639 SE 281ST ST
6	231006	0140	3/03	\$249,950	2310	0	7	2003	3	7234	N	N	21681 SE 281ST ST
6	156050	0070	6/03	\$270,000	2390	0	7	2002	3	5820	N	N	24038 SE 279TH ST
6	156050	0110	12/03	\$254,000	2430	0	7	2002	3	4456	N	N	24037 SE 279TH ST
6	278125	0110	10/03	\$305,000	2640	0	7	2003	3	7388	N	N	23610 SE 281ST ST
6	278125	0430	12/03	\$313,900	2760	0	7	2003	3	4950	N	N	23715 SE 281ST ST
6	278125	0190	12/03	\$311,900	2990	0	7	2003	3	6478	N	N	28143 236TH PL SE
6	278125	0210	11/03	\$316,087	2990	0	7	2003	3	6618	N	N	23624 SE 282ND ST
6	278125	0270	11/03	\$313,900	2990	0	7	2003	3	5266	N	N	28111 237TH AV SE
6	406900	0100	8/03	\$245,900	1230	720	8	1978	3	22900	N	N	22440 SE 297TH ST
6	770143	0090	3/03	\$275,000	1580	0	8	1994	3	21904	N	N	23232 SE 285TH ST
6	231004	0410	8/03	\$275,000	1590	500	8	1998	3	8896	N	N	27924 227TH CT SE
6	231004	0290	11/02	\$265,000	1600	450	8	1999	3	7574	N	N	27919 226TH CT SE
6	615180	0235	4/02	\$445,230	1620	1400	8	1977	4	25120	Y	Y	29116 218TH AV SE
6	770143	0200	12/03	\$274,990	1620	0	8	1995	3	66712	N	N	23203 SE 285TH ST
6	770143	0350	8/03	\$250,000	1620	0	8	1994	3	21837	N	N	28502 235TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	231002	0090	2/03	\$256,000	1650	0	8	1995	3	7055	N	N	22739 SE 277TH PL
6	231004	0040	8/03	\$270,000	1660	510	8	1999	3	6871	N	N	22632 SE 279TH ST
6	231004	0270	6/03	\$247,500	1770	0	8	1999	3	9092	N	N	22521 SE 279TH ST
6	770143	0050	7/03	\$314,950	1830	0	8	1994	3	21802	N	N	23424 SE 285TH ST
6	928380	0215	4/02	\$319,000	1840	0	8	1978	4	12805	Y	Y	29810 224TH AV SE
6	231002	0060	6/03	\$275,000	1880	0	8	1995	3	8149	N	N	22758 SE 277TH PL
6	770143	0260	5/03	\$275,000	1890	0	8	1994	3	21780	N	N	23415 SE 285TH ST
6	092106	9023	7/03	\$328,000	1900	0	8	1979	4	78408	N	N	30629 224TH AV SE
6	231010	0030	10/03	\$267,500	2010	0	8	2003	3	5092	N	N	28016 225TH PL SE
6	231010	0060	5/03	\$256,188	2010	0	8	2002	3	4626	N	N	22522 SE 280TH PL
6	231010	0060	5/03	\$252,500	2010	0	8	2002	3	4626	N	N	22522 SE 280TH PL
6	231010	0090	3/03	\$263,500	2010	0	8	2002	3	5048	N	N	22504 SE 280TH PL
6	231004	0320	4/03	\$264,950	2020	0	8	1998	3	8747	N	N	22613 SE 279TH ST
6	231010	0220	11/03	\$309,226	2020	0	8	2003	3	7779	Y	N	28107 224TH AV SE
6	231004	0370	12/02	\$258,000	2080	0	8	1998	3	5948	N	N	27921 227TH CT SE
6	231004	0400	11/03	\$270,450	2080	0	8	1998	3	6983	N	N	27928 227TH CT SE
6	231004	0400	1/03	\$256,000	2080	0	8	1998	3	6983	N	N	27928 227TH CT SE
6	231010	0260	4/03	\$262,900	2120	0	8	2002	3	5574	N	N	22431 SE 280TH PL
6	231010	0290	12/02	\$268,900	2120	0	8	2002	3	6097	N	N	22519 SE 280TH PL
6	162106	9037	9/03	\$340,000	2140	0	8	1980	4	76230	N	N	22434 SE AUBURN-BLACK DIAMOND RD
6	669993	0090	10/03	\$255,551	2150	0	8	2003	3	6020	N	N	28643 224TH PL SE
6	669993	0250	12/03	\$248,378	2150	0	8	2003	3	5240	N	N	28624 224TH PL SE
6	231002	0110	4/03	\$249,500	2160	0	8	1995	3	7207	N	N	22747 SE 277TH PL
6	231010	0050	8/03	\$264,000	2160	0	8	2003	3	7134	N	N	22526 SE 280TH PL
6	231010	0040	3/03	\$274,391	2210	0	8	2003	3	6999	N	N	28010 280TH PL SE
6	231010	0080	5/03	\$272,900	2210	0	8	2002	3	5622	N	N	22510 SE 280TH PL
6	231010	0180	5/03	\$277,016	2210	0	8	2003	3	6280	N	N	28029 224TH PL SE
6	231010	0280	11/02	\$291,051	2210	0	8	2002	3	5574	N	N	22511 SE 280TH PL
6	231004	0210	4/03	\$265,000	2220	0	8	1999	3	5805	N	N	22423 S 279TH ST
6	231010	0070	1/03	\$273,500	2240	0	8	2002	3	5244	N	N	22516 SE 280TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	231010	0170	11/03	\$275,000	2240	0	8	2003	3	4724	N	N	28023 224TH PL SE
6	231010	0270	10/02	\$286,656	2240	0	8	2002	3	5574	N	N	22505 SE 280TH PL
6	231010	0300	8/03	\$281,192	2240	0	8	2003	3	5637	N	N	22418 SE 281ST ST
6	231002	0150	4/03	\$290,000	2250	0	8	1994	3	7397	N	N	22771 SE 277TH PL
6	231010	0010	10/03	\$281,932	2250	0	8	2003	3	5474	N	N	28028 225TH PL SE
6	231010	0250	4/03	\$305,999	2250	0	8	2003	3	5574	N	N	22425 SE 280TH PL
6	231004	0030	3/02	\$250,000	2260	0	8	1999	3	6910	N	N	22700 S 279TH ST
6	231004	0060	7/02	\$271,500	2260	0	8	1999	3	6473	N	N	22620 S 279TH ST
6	615180	0505	6/03	\$358,000	2308	0	8	1998	3	31490	N	N	21828 SE 296TH ST
6	928380	0065	5/03	\$375,500	2310	0	8	1962	3	17520	Y	Y	22469 SE 297TH ST
6	231010	0110	12/03	\$289,900	2310	0	8	2003	3	5138	N	N	22428 SE 280TH PL
6	231004	0150	6/03	\$265,900	2330	0	8	2001	3	7242	N	N	22438 SE 279TH ST
6	231010	0200	10/03	\$310,900	2370	0	8	2003	3	6722	Y	N	28031 224TH AV SE
6	615180	0456	5/02	\$540,000	2380	0	8	1991	3	22330	Y	Y	22468 SE 296TH ST
6	669993	0060	11/03	\$268,035	2470	0	8	2003	3	6182	N	N	22405 SE 287TH ST
6	669993	0100	12/03	\$278,986	2470	0	8	2003	3	6034	N	N	28637 224TH PL SE
6	669993	0240	12/03	\$271,661	2470	0	8	2003	3	5240	N	N	28620 224TH PL SE
6	669993	0280	7/03	\$259,255	2470	0	8	2003	3	5240	N	N	28642 224TH PL SE
6	669993	0470	7/03	\$280,805	2470	0	8	2003	3	5866	N	N	28650 225TH AV SE
6	669993	0020	8/03	\$264,408	2480	0	8	2003	3	5200	N	N	22425 SE 287TH ST
6	669993	0220	12/03	\$272,449	2480	0	8	2003	3	5240	N	N	28610 224TH PL SE
6	669993	0340	12/03	\$259,950	2480	0	8	2003	3	5240	N	N	28625 225TH AV SE
6	669993	0290	7/03	\$269,950	2600	0	8	2003	3	5773	N	N	28648 224TH PL SE
6	669993	0030	11/03	\$274,450	2610	0	8	2003	3	5215	N	N	22421 SE 287TH ST
6	669993	0110	12/03	\$295,880	2610	0	8	2003	3	6048	N	N	28631 224TH PL SE
6	439220	0265	2/03	\$305,000	2900	0	8	2002	3	8957	N	N	30491 227TH PL SE
6	669993	0040	10/03	\$302,506	3130	0	8	2003	3	5255	N	N	22417 SE 287TH ST
6	669993	0450	11/03	\$284,950	3130	0	8	2003	3	5540	N	N	28638 225TH AV SE
6	669993	0300	8/03	\$310,675	3160	0	8	2003	3	5866	N	N	28651 225TH AV SE
6	289630	0010	7/03	\$362,000	1540	690	9	1993	3	45427	N	N	23206 SE 293RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	406760	0270	1/03	\$580,000	1660	1590	9	1960	5	19650	Y	Y	29621 232ND AV SE
6	439220	0075	1/02	\$450,000	1790	610	9	1991	3	13800	Y	Y	30409 227TH PL SE
6	289631	0280	12/02	\$465,000	1980	1040	9	1997	3	29992	N	N	23349 SE 291ST ST
6	289630	0140	1/03	\$380,000	2600	0	9	1993	3	40587	N	N	29514 235TH AV SE
6	289631	0060	12/02	\$407,000	2650	0	9	1997	3	38228	N	N	23419 SE 289TH ST
6	289631	0330	3/03	\$430,000	2820	0	9	1998	3	36011	N	N	23311 SE 291ST ST
6	684200	0040	12/03	\$415,000	3000	0	9	2001	3	31202	N	N	23024 SE 291ST ST
6	102106	9119	5/03	\$485,000	3010	1430	9	2000	3	31380	N	N	31109 230TH AV SE
6	684200	0010	6/02	\$479,000	3180	0	9	2000	3	27155	N	N	23021 SE 291ST ST
6	032106	9080	7/02	\$460,000	3540	0	9	1999	3	47916	N	N	29118 236TH AV SE
6	153100	0060	3/03	\$475,000	2700	0	10	2003	3	40863	N	N	28870 237TH PL SE
6	153100	0040	2/03	\$414,950	2860	0	10	2002	3	39784	N	N	28852 237TH PL SE
6	928380	0040	8/03	\$540,000	3000	0	10	1978	3	33950	Y	Y	22447 SE 297TH ST
6	153100	0110	3/03	\$489,900	3120	0	10	2002	3	39750	N	N	28831 237TH PL SE
6	153100	0070	10/02	\$488,500	3180	0	10	2002	3	37829	N	N	28863 237TH PL SE
6	153100	0030	3/03	\$496,000	3450	0	10	2002	3	39683	N	N	28844 237TH PL SE
6	153100	0050	9/02	\$449,885	3450	0	10	2000	3	39313	N	N	28862 237TH PL SE
6	153100	0100	11/03	\$504,460	3630	0	10	2003	3	46137	N	N	28839 237TH PL SE
6	092106	9055	11/02	\$635,000	3680	0	10	2002	3	228690	N	N	21915 SE 305TH WY
7	084400	1155	3/03	\$144,000	840	0	5	1906	5	4725	N	N	25802 LAWSON ST
7	564360	0135	9/03	\$167,000	640	0	6	1922	4	7300	N	N	32218 MORGAN DR
7	252206	9059	9/03	\$180,000	840	0	6	1910	5	28704	N	N	27212 SE 271ST ST
7	729950	0200	5/02	\$158,000	840	0	6	1994	3	12252	N	N	32816 HYDE AV
7	252206	9024	6/03	\$160,000	850	0	6	1966	3	23760	N	N	27422 SE 271ST ST
7	142106	9056	11/03	\$165,900	950	0	6	1969	4	56628	N	N	32326 HAMMOND PL
7	142106	9101	11/03	\$190,000	960	0	6	1955	4	22215	N	N	24712 MORGAN ST
7	202650	0030	2/02	\$149,480	1060	0	6	1986	3	9600	N	N	24410 TERRACE PL
7	084400	1165	11/02	\$142,000	1100	0	6	1906	4	5720	N	N	25810 LAWSON ST
7	729950	0080	3/02	\$161,500	1120	0	6	1995	3	9600	N	N	24716 MASON ST
7	729950	0150	3/02	\$161,500	1120	0	6	1994	3	12602	N	N	32809 HYDE AV

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	084400	0310	7/02	\$160,000	1130	730	6	1958	3	8611	N	N	32420 2ND AV
7	132106	9037	2/03	\$148,000	1180	0	6	1969	3	21137	N	N	32122 BOTTs, HL DR SE
7	084400	0590	3/02	\$200,500	1330	300	6	1938	5	31725	N	N	32801 COMMISSION AV
7	084400	1280	3/03	\$160,200	1340	0	6	1906	5	9555	N	N	25817 LAWSON ST
7	084400	0170	9/03	\$202,000	1410	690	6	1995	3	9700	N	N	32232 4TH AV
7	564360	0305	4/03	\$160,000	1440	0	6	1986	3	7300	N	N	32319 MORGAN DR
7	084400	0160	12/02	\$198,500	1480	310	6	1900	4	13928	N	N	32316 254TH AV SE
7	084400	0070	7/02	\$175,000	1530	0	6	1967	4	6420	N	N	25230 PARK ST
7	423340	0100	11/02	\$199,500	960	530	7	1994	3	9613	N	N	32501 NEWCASTLE DR
7	423340	0100	11/02	\$199,500	960	530	7	1994	3	9613	N	N	32501 NEWCASTLE DR
7	423340	0710	2/03	\$195,000	960	530	7	1994	3	9667	N	N	32520 MC KAY LN
7	810000	0060	8/02	\$185,000	1070	0	7	1994	3	7200	N	N	32206 SUNNY LN
7	202575	0040	9/02	\$175,000	1070	0	7	1996	3	10318	N	N	32210 UNION DR
7	084400	0914	1/03	\$172,500	1080	0	7	1990	3	8700	N	N	32421 5TH AV
7	142106	9202	10/02	\$187,000	1100	0	7	1998	3	13271	N	N	24615 ROBERTS DR
7	423340	0060	6/03	\$188,000	1140	0	7	1994	3	9601	N	N	32509 NEWCASTLE DR
7	810000	0040	7/02	\$209,995	1180	260	7	1994	3	7200	N	N	32116 SUNNY LN
7	810000	0130	8/02	\$187,000	1190	0	7	1995	3	7341	N	N	32211 SUNNY LN
7	563600	0400	7/02	\$189,000	1250	0	7	1994	3	10122	N	N	25506 KANASKET DR
7	142106	9190	9/02	\$245,000	1260	1240	7	1994	3	9900	Y	N	33023 PACIFIC PL
7	564360	0070	9/03	\$233,900	1260	0	7	1999	3	7101	N	N	32107 UNION DR
7	564360	0070	7/02	\$212,000	1260	0	7	1999	3	7101	N	N	32107 UNION DR
7	202560	0070	12/03	\$234,000	1290	320	7	1990	4	11044	N	N	25001 SUMMIT DR
7	563601	0140	9/03	\$235,000	1290	370	7	1997	3	10823	N	N	30416 CUMBERLAND DR
7	563601	0510	11/03	\$229,950	1290	370	7	1997	3	9600	N	N	25411 CUMBERLAND WY
7	142106	9097	7/02	\$193,000	1300	0	7	1954	4	19166	Y	N	24700 MORGAN ST
7	302207	9007	10/03	\$320,000	1300	0	7	1999	3	96703	Y	N	26221 LANDSBURG RD SE
7	202560	0090	10/02	\$213,000	1330	320	7	1990	4	7211	N	N	30409 BLAINE AV
7	202560	0170	6/03	\$209,715	1340	390	7	1990	3	8041	N	N	25008 FRANKLIN DR
7	564360	0351	12/03	\$228,643	1360	540	7	1990	3	22896	N	N	32503 MORGAN DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	202560	0240	1/02	\$190,000	1430	0	7	1990	3	7200	N	N	30405 KUMMER AV
7	423340	0020	6/03	\$195,000	1430	0	7	1993	3	9601	N	N	32517 NEWCASTLE DR
7	423340	0120	5/03	\$198,000	1430	0	7	1995	3	9605	N	N	32407 NEWCASTLE DR
7	142106	9153	4/02	\$210,000	1460	0	7	2000	3	24800	N	N	32625 ABRAMS AV
7	289140	0050	6/02	\$265,000	1460	0	7	1967	4	114127	N	N	25267 SE 356TH ST
7	202560	0030	9/03	\$213,000	1500	0	7	1990	3	7200	N	N	25009 SUMMIT DR
7	202560	0160	4/03	\$200,000	1500	0	7	1990	3	7290	N	N	25006 FRANKLIN DR
7	289140	0110	4/03	\$249,950	1510	0	7	1992	3	68824	N	N	25236 SE 357TH ST
7	084400	0150	10/03	\$222,000	1530	0	7	1996	3	9145	N	N	32210 3RD AV
7	563600	0260	3/02	\$198,500	1530	0	7	1995	3	10090	N	N	25317 CUMBERLAND PL
7	084400	0205	8/02	\$189,950	1580	0	7	1994	3	7602	N	N	32329 5TH AV
7	564360	0200	3/03	\$204,990	1630	0	7	1967	4	11400	N	N	32406 MORGAN DR
7	510451	0670	12/03	\$238,237	1630	0	7	2003	3	5338	N	N	24507 SE 276TH CT
7	510451	0820	12/03	\$235,990	1630	0	7	2003	3	4733	N	N	24520 SE 275TH ST
7	302207	9057	6/02	\$362,500	1640	1540	7	1991	3	61855	Y	N	26045 LANDSBURG RD SE
7	423340	0320	3/02	\$196,600	1640	0	7	1993	3	10052	N	N	32602 NEWCASTLE DR
7	423340	0050	5/03	\$199,000	1660	0	7	1994	3	9601	N	N	32511 NEWCASTLE DR
7	084040	0040	6/02	\$229,990	1690	0	7	1997	3	7202	N	N	32337 LYNCH LN
7	510451	0030	6/03	\$236,884	1690	0	7	2003	3	5082	N	N	27603 245TH AV SE
7	510451	0070	7/02	\$226,710	1690	0	7	2002	3	5175	N	N	27447 245TH AV SE
7	510451	0100	8/02	\$225,029	1690	0	7	2002	3	5175	N	N	27423 245TH AV SE
7	510451	0120	9/02	\$229,490	1690	0	7	2002	3	5175	N	N	27407 245TH AV SE
7	510451	0140	3/03	\$234,300	1690	0	7	2003	3	5175	N	N	27361 245TH AV SE
7	510451	0180	1/03	\$241,501	1690	0	7	2003	3	4349	N	N	27329 245TH AV SE
7	510451	0210	5/03	\$236,845	1690	0	7	2003	3	4533	N	N	27309 245TH AV SE
7	510451	0220	6/03	\$241,451	1690	0	7	2003	3	4607	N	N	27305 245TH AV SE
7	510451	0260	3/03	\$223,534	1690	0	7	2003	3	7343	N	N	27326 245TH AV SE
7	510451	0280	5/03	\$229,990	1690	0	7	2003	3	4925	N	N	27338 245TH AV SE
7	510451	0310	2/03	\$225,990	1690	0	7	2003	3	4300	N	N	27362 245TH AV SE
7	510451	0360	9/02	\$227,856	1690	0	7	2002	3	5782	N	N	27416 245TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	510451	0370	9/02	\$233,170	1690	0	7	2002	3	4988	N	N	27420 245TH AV SE
7	510451	0380	11/02	\$226,490	1690	0	7	2002	3	4136	N	N	27424 245TH AV SE
7	510451	0410	8/02	\$224,490	1690	0	7	2002	3	3983	N	N	27448 245TH AV SE
7	510451	0450	9/03	\$229,990	1690	0	7	2003	3	4582	N	N	27520 245TH AV SE
7	510451	0480	7/03	\$235,029	1690	0	7	2003	3	4734	N	N	27544 245TH AV SE
7	510451	0540	12/03	\$243,100	1690	0	7	2003	3	4102	N	N	24517 SE 275TH ST
7	510451	0760	11/03	\$235,972	1690	0	7	2003	3	4758	N	N	24541 SE 275TH ST
7	510451	0780	10/03	\$223,990	1690	0	7	2003	3	4500	N	N	24525 SE 275TH ST
7	510451	0790	10/03	\$218,990	1690	0	7	2003	3	4500	N	N	24513 SE 275TH ST
7	202560	0150	8/03	\$246,000	1730	0	7	1991	4	7206	N	N	25002 FRANKLIN DR
7	152106	9002	7/03	\$300,000	1770	0	7	1923	5	74052	N	N	23703 ROBERTS DR
7	142106	9074	9/03	\$270,000	1780	600	7	1943	5	26136	N	N	24512 MORGAN ST
7	563601	0610	5/02	\$249,000	1800	0	7	1997	3	9940	N	N	25611 CUMBERLAND WY
7	142106	9042	9/02	\$230,000	1820	0	7	1926	4	185565	N	N	25010 MORGAN ST
7	510451	0010	6/03	\$254,150	1830	0	7	2003	3	9601	N	N	27619 245TH AV SE
7	510451	0020	6/03	\$239,990	1830	0	7	2003	3	5892	N	N	27611 245TH AV SE
7	510451	0040	7/03	\$246,990	1830	0	7	2003	3	5320	N	N	27551 245TH AV SE
7	510451	0050	8/03	\$249,990	1830	0	7	2003	3	6269	N	N	27543 245TH AV SE
7	510451	0060	6/02	\$243,796	1830	0	7	2002	3	5331	N	N	27455 245TH AV SE
7	510451	0080	7/02	\$238,638	1830	0	7	2002	3	5175	N	N	27439 245TH AV SE
7	510451	0090	7/02	\$242,310	1830	0	7	2002	3	5175	N	N	27431 245TH AV SE
7	510451	0110	8/02	\$242,634	1830	0	7	2002	3	5175	N	N	27415 245TH AV SE
7	510451	0130	11/02	\$243,539	1830	0	7	2003	3	5175	N	N	27369 245TH AV SE
7	510451	0150	12/02	\$239,000	1830	0	7	2003	3	5175	N	N	27353 245TH AV SE
7	510451	0160	12/02	\$248,490	1830	0	7	2003	3	5175	N	N	27345 245TH AV SE
7	510451	0170	3/03	\$246,990	1830	0	7	2003	3	5144	N	N	27337 245TH AV SE
7	510451	0190	1/03	\$231,640	1830	0	7	2003	3	4694	N	N	27321 245TH AV SE
7	510451	0200	2/03	\$241,811	1830	0	7	2003	3	5184	N	N	27313 245TH AV SE
7	510451	0230	3/03	\$234,278	1830	0	7	2003	3	9396	N	N	27301 245TH AV SE
7	510451	0240	2/03	\$247,191	1830	0	7	2003	3	8601	N	N	27318 245TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	510451	0250	2/03	\$246,559	1830	0	7	2003	3	6826	N	N	27322 245TH AV SE
7	510451	0270	2/03	\$233,990	1830	0	7	2003	3	5612	N	N	27330 245TH AV SE
7	510451	0290	1/03	\$237,990	1830	0	7	2003	3	4564	N	N	27346 245TH AV SE
7	510451	0300	2/03	\$237,000	1830	0	7	2003	3	5205	N	N	27354 245TH AV SE
7	510451	0320	9/02	\$242,731	1830	0	7	2002	3	4500	N	N	27370 245TH AV SE
7	510451	0330	2/03	\$239,490	1830	0	7	2002	3	5000	N	N	27400 245TH AV SE
7	510451	0340	9/02	\$248,889	1830	0	7	2002	3	7308	N	N	27408 245TH AV SE
7	510451	0350	9/02	\$246,789	1830	0	7	2002	3	8705	N	N	27412 245TH AV SE
7	510451	0390	8/02	\$242,090	1830	0	7	2002	3	3878	N	N	27432 245TH AV SE
7	510451	0400	8/02	\$244,908	1830	0	7	2002	3	3879	N	N	27440 245TH AV SE
7	510451	0420	6/02	\$238,490	1830	0	7	2002	3	5326	N	N	27456 245TH AV SE
7	510451	0440	11/03	\$235,990	1830	0	7	2003	3	4390	N	N	27514 245TH AV SE
7	510451	0460	8/03	\$254,785	1830	0	7	2003	3	4764	N	N	27528 245TH AV SE
7	510451	0470	9/03	\$239,903	1830	0	7	2003	3	4796	N	N	27536 245TH AV SE
7	510451	0550	10/03	\$252,775	1830	0	7	2003	3	6809	N	N	24521 SE 275TH ST
7	510451	0770	11/03	\$234,990	1830	0	7	2003	3	4500	N	N	24533 SE 275TH ST
7	510451	0800	9/03	\$245,990	1830	0	7	2003	3	4498	N	N	24509 SE 275TH ST
7	510451	0810	11/03	\$242,500	1830	0	7	2003	3	5120	N	N	24512 SE 275TH ST
7	563600	0170	2/03	\$239,950	1860	0	7	1994	3	10231	N	N	25210 CUMBERLAND PL
7	563600	0280	2/03	\$289,950	1880	860	7	1994	3	11055	N	N	25401 KANASKET DR
7	563600	0130	1/02	\$229,950	1900	0	7	1997	3	9809	N	N	25303 KANASKET DR
7	563601	0730	8/03	\$269,950	1980	0	7	1998	3	10617	N	N	30508 SELLECK PL
7	302207	9069	2/02	\$310,000	1990	0	7	1990	3	104544	N	N	29004 SE 262ND ST
7	563601	0050	11/03	\$258,000	2057	0	7	1998	3	9600	N	N	30516 CUMBERLAND DR
7	563601	0060	12/02	\$262,950	2057	0	7	1998	3	9600	N	N	30514 CUMBERLAND DR
7	563601	0030	10/03	\$265,000	2090	0	7	1998	3	9600	N	N	30520 CUMBERLAND DR
7	563601	0130	10/03	\$265,000	2090	0	7	1998	3	9855	N	N	30420 CUMBERLAND DR
7	563601	0490	8/02	\$270,000	2260	0	7	1996	3	11251	N	N	25403 CUMBERLAND WY
7	142106	9162	3/03	\$272,500	2570	0	7	1998	3	12109	N	N	25006 MORGAN ST
7	563601	0470	8/02	\$280,500	2674	0	7	1998	3	10342	N	N	25414 PALMER PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	563600	0100	5/03	\$285,000	2890	0	7	1997	3	10641	N	N	25201 KANASKET DR
7	563601	0150	10/02	\$292,500	2960	0	7	1998	3	11163	N	N	25814 CUMBERLAND WY
7	563601	0690	11/03	\$312,000	2993	0	7	1998	3	9600	N	N	30513 CUMBERLAND DR
7	563601	0800	8/02	\$290,000	3020	0	7	1997	3	9744	N	N	30521 SELLECK PL
7	162106	9030	8/03	\$265,000	1260	250	8	1988	3	44431	N	N	22117 SE 328TH PL
7	142106	9072	2/03	\$259,800	1510	0	8	1994	3	101494	N	N	32813 MERINO ST
7	072107	9030	11/03	\$377,000	1900	1380	8	2001	4	25050	Y	Y	27703 SE 306TH ST
7	510451	0680	3/03	\$280,000	2000	0	8	2003	3	6183	N	N	27536 MAPLE RIDGE WY SE
7	510451	0690	3/03	\$272,990	2000	0	8	2003	3	5678	N	N	27555 MAPLE RIDGE WY SE
7	510451	0700	3/03	\$281,326	2000	0	8	2003	3	6028	N	N	27545 MAPLE RIDGE WY SE
7	510451	0720	2/03	\$270,000	2000	0	8	2003	3	5500	N	N	27531 MAPLE RIDGE WY SE
7	510451	0730	3/03	\$269,090	2000	0	8	2003	3	5500	N	N	27523 MAPLE RIDGE WY SE
7	510451	0750	10/02	\$271,490	2000	0	8	2003	3	5779	N	N	27505 MAPLE RIDGE WY SE
7	510451	0870	9/02	\$274,985	2000	0	8	2002	3	5561	N	N	27419 MAPLE RIDGE WY SE
7	510451	0890	8/02	\$270,813	2000	0	8	2002	3	5731	N	N	27403 MAPLE RIDGE WY SE
7	510451	0900	8/02	\$259,990	2000	0	8	2002	3	5570	N	N	27357 MAPLE RIDGE WY SE
7	510451	0930	7/02	\$268,393	2000	0	8	2002	3	5998	N	N	27333 MAPLE RIDGE WY SE
7	510451	0970	7/02	\$285,511	2000	0	8	2002	3	6301	N	N	27344 MAPLE RIDGE WY SE
7	510451	1000	9/02	\$280,490	2000	0	8	2002	3	6670	N	N	27410 MAPLE RIDGE WY SE
7	510451	1040	10/02	\$280,964	2000	0	8	2003	3	6921	N	N	27500 MAPLE RIDGE WY SE
7	510451	1070	11/02	\$286,490	2000	0	8	2003	3	6339	N	N	27524 MAPLE RIDGE WY SE
7	510451	2030	3/03	\$276,765	2000	0	8	2003	3	7084	N	N	24453 SE 277TH CT
7	510451	2080	7/03	\$281,990	2000	0	8	2003	3	5863	N	N	27703 245TH AV SE
7	510451	2100	5/03	\$280,950	2000	0	8	2003	3	5544	N	N	27719 245TH AV SE
7	346340	0080	8/02	\$292,900	2030	0	8	1992	3	41295	N	N	22415 SE 329TH ST
7	346340	0090	11/02	\$280,000	2220	0	8	1991	3	42905	N	N	22421 SE 329TH ST
7	346340	0280	9/02	\$287,500	2280	0	8	1989	3	27000	Y	Y	32700 224TH PL SE
7	346340	0070	2/03	\$272,000	2310	0	8	1990	3	36125	N	N	22403 SE 329TH ST
7	510452	0020	7/03	\$287,958	2350	0	8	2003	3	5355	N	N	27823 MAPLE RIDGE WY SE
7	510452	0040	11/03	\$293,990	2350	0	8	2003	3	5355	N	N	27839 MAPLE RIDGE WY SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	510452	0050	8/03	\$287,000	2350	0	8	2003	3	5355	N	N	27901 MAPLE RIDGE WY SE
7	510452	0100	10/03	\$296,903	2350	0	8	2003	3	6232	N	N	27941 MAPLE RIDGE WY SE
7	510452	0110	11/03	\$299,990	2350	0	8	2003	3	5881	N	N	27949 MAPLE RIDGE WY SE
7	510452	0390	12/03	\$292,990	2350	0	8	2003	3	5140	N	N	27981 MAPLE RIDGE WY SE
7	302207	9031	4/03	\$379,000	2370	0	8	1989	3	100483	N	N	28414 SE 258TH ST
7	302207	9049	11/02	\$493,000	2390	1700	8	1987	3	206474	Y	N	26032 292ND AV SE
7	510451	0710	3/03	\$294,990	2430	0	8	2003	3	5718	N	N	27539 MAPLE RIDGE WY SE
7	510451	0740	10/03	\$294,500	2430	0	8	2003	3	5500	N	N	27515 MAPLE RIDGE WY SE
7	510451	0740	12/02	\$294,000	2430	0	8	2003	3	5500	N	N	27515 MAPLE RIDGE WY SE
7	510451	0850	10/02	\$316,418	2430	0	8	2003	3	5702	N	N	27435 MAPLE RIDGE WY SE
7	510451	0860	10/02	\$304,490	2430	0	8	2002	3	5502	N	N	27427 MAPLE RIDGE WY SE
7	510451	0880	9/02	\$298,490	2430	0	8	2002	3	5235	N	N	27411 MAPLE RIDGE WY SE
7	510451	0910	8/02	\$285,990	2430	0	8	2002	3	6409	N	N	27349 MAPLE RIDGE WY SE
7	510451	0920	7/02	\$304,490	2430	0	8	2002	3	5692	N	N	27341 MAPLE RIDGE WY SE
7	510451	0940	7/02	\$304,313	2430	0	8	2002	3	6482	N	N	27325 MAPLE RIDGE WY SE
7	510451	0950	7/02	\$310,174	2430	0	8	2002	3	6647	N	N	27328 MAPLE RIDGE WY SE
7	510451	0960	7/02	\$311,000	2430	0	8	2002	3	6393	N	N	27336 MAPLE RIDGE WY SE
7	510451	0980	8/02	\$303,490	2430	0	8	2002	3	5932	N	N	27352 MAPLE RIDGE WY SE
7	510451	0990	8/02	\$303,934	2430	0	8	2002	3	5922	N	N	27402 MAPLE RIDGE WY SE
7	510451	1010	9/02	\$303,328	2430	0	8	2002	3	6906	N	N	27418 MAPLE RIDGE WY SE
7	510451	1020	9/02	\$311,046	2430	0	8	2002	3	6729	N	N	27426 MAPLE RIDGE WY SE
7	510451	1030	10/02	\$308,807	2430	0	8	2002	3	6685	N	N	27434 MAPLE RIDGE WY SE
7	510451	1050	1/03	\$291,990	2430	0	8	2003	3	7163	N	N	27508 MAPLE RIDGE WY SE
7	510451	1060	11/02	\$310,436	2430	0	8	2003	3	7623	N	N	27516 MAPLE RIDGE WY SE
7	510451	1080	2/03	\$297,990	2430	0	8	2003	3	5512	N	N	27532 MAPLE RIDGE WY SE
7	510451	2010	1/03	\$300,000	2430	0	8	2003	3	6985	N	N	24482 SE 277TH CT
7	510451	2020	1/03	\$326,933	2430	0	8	2003	3	9496	N	N	24474 SE 277TH CT
7	510451	2040	2/03	\$316,490	2430	0	8	2003	3	7406	N	N	24457 SE 277TH CT
7	510451	2050	2/03	\$307,990	2430	0	8	2003	3	21197	N	N	24461 SE 277TH CT
7	510451	2060	3/03	\$307,930	2430	0	8	2003	3	7243	N	N	24465 SE 277TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	510451	2070	6/03	\$306,990	2430	0	8	2003	3	7242	N	N	24471 SE 277TH CT
7	510451	2090	7/03	\$299,990	2430	0	8	2003	3	5160	N	N	27711 245TH AV SE
7	510451	2110	3/03	\$304,366	2430	0	8	2003	3	6800	N	N	27727 245TH AV SE
7	510452	0010	7/03	\$324,131	2510	0	8	2003	3	6008	N	N	27815 MAPLE RIDGE WY SE
7	510452	0030	8/03	\$320,000	2510	0	8	2003	3	5355	N	N	27831 MAPLE RIDGE WY SE
7	510452	0060	8/03	\$312,385	2510	0	8	2003	3	5720	N	N	27909 MAPLE RIDGE WY SE
7	510452	0070	9/03	\$316,005	2510	0	8	2003	3	6306	N	N	27917 MAPLE RIDGE WY SE
7	510452	0080	9/03	\$337,990	2510	0	8	2003	3	7266	N	N	27925 MAPLE RIDGE WY SE
7	510452	0090	9/03	\$315,990	2510	0	8	2003	3	6858	N	N	27933 MAPLE RIDGE WY SE
7	510452	0120	10/03	\$347,387	2510	0	8	2003	3	6407	N	N	27957 MAPLE RIDGE WY SE
7	510452	0130	11/03	\$351,417	2510	0	8	2003	3	6017	N	N	27965 MAPLE RIDGE WY SE
7	510452	0380	11/03	\$342,990	2510	0	8	2003	3	5675	N	N	27973 MAPLE RIDGE WY SE
7	510452	0410	12/03	\$336,990	2510	0	8	2003	3	5100	N	N	27997 MAPLE RIDGE WY SE
7	510451	1190	8/02	\$331,110	2800	0	8	2002	3	6321	N	N	24712 SE 276TH PL
7	510451	1220	11/02	\$340,990	2800	0	8	2002	3	7691	N	N	24736 SE 276TH PL
7	510451	1270	11/02	\$361,409	2800	0	8	2003	3	7618	N	N	24776 SE 276TH PL
7	510451	1280	11/02	\$366,000	2800	0	8	2003	3	7597	N	N	24784 SE 276TH PL
7	510451	1300	12/02	\$357,990	2800	0	8	2003	3	8714	N	N	24792 SE 276TH PL
7	510451	1340	5/03	\$359,765	2800	0	8	2003	3	9768	N	N	24846 SE 278TH ST
7	510451	1360	5/03	\$337,990	2800	0	8	2003	3	9593	N	N	24853 SE 278TH ST
7	510451	1370	6/03	\$352,109	2800	0	8	2003	3	10356	N	N	24847 SE 278TH ST
7	510451	1400	3/03	\$371,374	2800	0	8	2003	3	7826	N	N	24823 SE 278TH ST
7	510451	1430	4/03	\$353,691	2800	0	8	2003	3	10209	N	N	24806 SE 278TH ST
7	510451	1450	4/03	\$350,990	2800	0	8	2003	3	7356	N	N	24822 SE 278TH ST
7	510451	1480	4/03	\$358,821	2800	0	8	2003	3	7212	N	N	24838 SE 278TH ST
7	510451	1520	2/03	\$331,990	2800	0	8	2003	3	7353	N	N	27730 MAPLE RIDGE WY SE
7	510451	1560	9/02	\$346,403	2800	0	8	2002	3	7979	N	N	27704 MAPLE RIDGE WY SE
7	510451	1580	9/02	\$337,343	2800	0	8	2002	3	8555	N	N	27640 MAPLE RIDGE WY SE
7	510451	1590	7/02	\$354,879	2800	0	8	2002	3	9764	N	N	24729 SE 276TH PL
7	510451	1600	8/02	\$343,734	2800	0	8	2002	3	9764	N	N	27627 MAPLE RIDGE WY SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	510451	1630	10/02	\$343,268	2800	0	8	2002	3	7198	N	N	27651 MAPLE RIDGE WY SE
7	510451	1670	1/03	\$340,990	2800	0	8	2003	3	7326	N	N	27729 MAPLE RIDGE WY SE
7	510451	1690	1/03	\$366,000	2800	0	8	2003	3	9229	N	N	27745 MAPLE RIDGE WY SE
7	510451	1840	12/03	\$352,366	2800	0	8	2003	3	6977	N	N	27630 246TH AV SE
7	510451	1850	11/03	\$357,869	2800	0	8	2003	3	7705	N	N	27633 246TH AV SE
7	510451	1920	10/03	\$344,990	2800	0	8	2003	3	7599	N	N	24524 SE 278TH ST
7	510451	1950	9/03	\$358,244	2800	0	8	2003	3	9480	N	N	27726 245TH AV SE
7	510451	1980	8/03	\$359,236	2800	0	8	2003	3	8115	N	N	27702 245TH AV SE
7	510451	2000	8/03	\$347,125	2800	0	8	2003	3	8115	N	N	27634 245TH AV SE
7	510451	2120	10/03	\$384,109	2800	0	8	2003	3	11188	N	N	24529 SE 278TH ST
7	302207	9094	5/02	\$450,668	3320	0	8	2001	3	244807	N	N	26513 292ND AV SE
7	510451	1200	7/02	\$364,082	3610	0	8	2002	3	8225	N	N	24720 SE 276TH PL
7	510451	1210	7/02	\$348,990	3610	0	8	2002	3	6800	N	N	24728 SE 276TH PL
7	510451	1240	10/02	\$385,817	3610	0	8	2003	3	9775	N	N	24752 SE 276TH PL
7	510451	1250	11/02	\$381,540	3610	0	8	2003	3	9775	N	N	24760 SE 276TH PL
7	510451	1290	11/02	\$379,461	3610	0	8	2003	3	7623	N	N	24878 SE 276TH PL
7	510451	1320	12/02	\$390,990	3610	0	8	2003	3	14186	N	N	24796 SE 276TH PL
7	510451	1330	4/03	\$380,708	3610	0	8	2003	3	11005	N	N	24842 SE 278TH ST
7	510451	1390	4/03	\$382,910	3610	0	8	2003	3	8169	N	N	24831 SE 278TH ST
7	510451	1410	4/03	\$392,766	3610	0	8	2003	3	7355	N	N	24815 SE 278TH ST
7	510451	1460	4/03	\$387,976	3610	0	8	2003	3	11527	N	N	24826 SE 278TH ST
7	510451	1500	5/03	\$389,990	3610	0	8	2003	3	7255	N	N	27746 MAPLE RIDGE WY SE
7	510451	1510	2/03	\$379,990	3610	0	8	2003	3	9242	N	N	27738 MAPLE RIDGE WY SE
7	510451	1530	2/03	\$365,990	3610	0	8	2003	3	7555	N	N	27722 MAPLE RIDGE WY SE
7	510451	1550	9/02	\$370,084	3610	0	8	2002	3	11332	N	N	27712 MAPLE RIDGE WY SE
7	510451	1620	9/02	\$367,065	3610	0	8	2002	3	8179	N	N	27643 MAPLE RIDGE WY SE
7	510451	1650	10/02	\$380,383	3610	0	8	2002	3	7196	N	N	27713 MAPLE RIDGE WY SE
7	510451	1680	4/03	\$384,990	3610	0	8	2003	3	7906	N	N	27737 MAPLE RIDGE WY SE
7	510451	1930	9/03	\$380,990	3610	0	8	2003	3	8373	N	N	24516 SE 278TH ST
7	510451	1940	9/03	\$396,043	3610	0	8	2003	3	8538	N	N	27734 245TH AV SE

Improved Sales Used In This Physical Inspection Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	510451	1970	9/03	\$400,372	3610	0	8	2003	3	8541	N	N	27710 245TH AV SE
7	510451	1230	10/02	\$401,995	3740	0	8	2002	3	8870	N	N	24744 SE 276TH PL
7	510451	1260	11/02	\$401,916	3740	0	8	2003	3	10837	N	N	24768 SE 276TH PL
7	510451	1310	12/02	\$424,259	3740	0	8	2003	3	14186	N	N	24781 SE 276TH PL
7	510451	1350	5/03	\$392,571	3740	0	8	2003	3	9592	N	N	24854 SE 278TH ST
7	510451	1380	4/03	\$413,247	3740	0	8	2003	3	10356	N	N	24839 SE 278TH ST
7	510451	1420	3/03	\$409,349	3740	0	8	2003	3	8164	N	N	24807 SE 278TH ST
7	510451	1440	3/03	\$400,990	3740	0	8	2003	3	6973	N	N	24814 SE 278TH ST
7	510451	1470	4/03	\$404,990	3740	0	8	2003	3	8788	N	N	24830 SE 278TH ST
7	510451	1490	3/03	\$372,990	3740	0	8	2003	3	7211	N	N	27752 MAPLE RIDGE WY SE
7	510451	1540	9/02	\$390,689	3740	0	8	2002	3	12219	N	N	27714 MAPLE RIDGE WY SE
7	510451	1570	9/02	\$387,833	3740	0	8	2002	3	8419	N	N	27648 MAPLE RIDGE WY SE
7	510451	1610	9/02	\$389,354	3740	0	8	2002	3	7866	N	N	27635 MAPLE RIDGE WY SE
7	510451	1640	9/02	\$400,000	3740	0	8	2002	3	7196	N	N	27705 MAPLE RIDGE WY SE
7	510451	1660	1/03	\$398,808	3740	0	8	2003	3	7497	N	N	27721 MAPLE RIDGE WY SE
7	510451	1830	12/03	\$389,990	3740	0	8	2003	3	6977	N	N	27638 246TH AV SE
7	510451	1960	9/03	\$394,990	3740	0	8	2003	3	9194	N	N	27718 245TH AV SE
7	510451	1990	8/03	\$381,652	3740	0	8	2003	3	7962	N	N	27642 245TH AV SE
7	510451	2130	11/03	\$436,951	3740	0	8	2003	3	9437	N	N	24537 SE 278TH ST
7	289140	0060	6/02	\$331,950	2050	0	9	1999	3	75794	Y	N	25255 SE 356TH ST
7	232106	9039	5/03	\$420,000	2250	0	9	1991	3	214315	N	N	25820 SE GREEN VALLEY RD
7	362206	9075	5/03	\$551,505	3120	0	9	2003	3	43560	N	N	26759 SE 272ND ST
7	362206	9078	8/03	\$570,300	3320	0	9	2003	3	63162	N	N	26715 SE 272ND ST
7	362206	9125	10/03	\$561,950	3340	0	9	2003	3	37897	N	N	26427 273RD PL SE
7	362206	9079	8/03	\$534,950	3370	0	9	2003	3	45302	N	N	26707 SE 272ND ST
7	362206	9081	12/03	\$532,950	3370	0	9	2003	3	24829	N	N	26426 273RD PL SE
7	362206	9080	9/03	\$538,950	3380	0	9	2003	3	26136	N	N	26508 273RD PL SE
7	302207	9087	2/02	\$574,950	3400	0	9	2001	3	247421	N	N	27728 SE 268TH ST
7	362206	9118	10/03	\$559,586	3400	0	9	2003	3	45738	N	N	27549 SE 265TH CT
7	362206	9123	12/03	\$574,000	3410	0	9	2003	3	43560	N	N	27360 264TH AV SE

Improved Sales Used In This Physical Inspection Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	302207	9080	4/03	\$699,950	3420	0	9	2002	3	222156	N	N	27909 SE 268TH ST
7	302207	9081	5/03	\$675,000	3440	0	9	2003	3	222156	N	N	28017 SE 268TH ST
7	302207	9085	3/03	\$670,118	3490	0	9	2003	3	461736	N	N	28210 SE 268TH ST
7	362206	9121	10/03	\$534,400	3580	0	9	2003	3	41818	N	N	26418 SE 276TH ST
7	362206	9122	11/03	\$591,000	3770	0	9	2003	3	47480	N	N	27500 264TH AV SE
7	362206	9126	9/03	\$584,950	3770	0	9	2003	3	52708	N	N	26721 273RD PL SE
7	302207	9082	9/03	\$725,000	4060	0	9	2003	3	222156	N	N	28119 SE 268TH ST
7	302207	9086	11/02	\$740,000	4060	0	9	2002	3	360677	N	N	27924 SE 268TH ST

Improved Sales Removed From This Physical Inspection Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	012206	9016	12/02	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	012206	9045	7/03	\$176,000	NON-REPRESENTATIVE SALE
1	012206	9049	8/03	\$147,500	QUIT CLAIM DEED
1	012206	9081	9/03	\$405,000	NO MARKET EXPOSURE
1	012206	9107	1/02	\$57,314	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
1	052207	9011	10/03	\$290,000	QUIT CLAIM DEED
1	052207	9068	9/02	\$379,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	062207	9003	12/03	\$515,000	OPEN SPACE DESIGNATION /OK'D AFTER SALE
1	062207	9058	2/03	\$147,500	NO MARKET EXPOSURE
1	062207	9061	3/02	\$272,000	NO MARKET EXPOSURE
1	062207	9091	6/02	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	062207	9106	7/02	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	070570	0870	7/02	\$193,950	NON-REPRESENTATIVE SALE
1	070571	0390	6/02	\$44,497	NON-REPRESENTATIVE SALE
1	072207	9087	1/03	\$171,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	082207	9024	6/02	\$109,761	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	092206	9078	5/02	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	092206	9080	4/03	\$134,400	BANKRUPTCY - RECEIVER OR TRUSTEE
1	102206	9066	10/02	\$153,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	102206	9095	10/03	\$260,000	MULTI-PARCEL SALE
1	112206	9002	5/02	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN OR EXECUTOR
1	112206	9033	9/02	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	112206	9033	9/02	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	112206	9033	9/02	\$35,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	122206	9022	4/03	\$592,000	NO MARKET EXPOSURE; RELATED PARTY
1	132206	9020	12/02	\$315,000	CORRECTION DEED
1	132206	9020	6/03	\$126,000	QUIT CLAIM DEED
1	132206	9029	2/03	\$275,000	NO MARKET EXPOSURE
1	142206	9069	3/03	\$219,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	146540	0031	11/02	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	146740	0010	7/02	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	156091	0120	8/02	\$340,000	NON-REPRESENTATIVE SALE
1	156092	0180	5/02	\$407,000	NO MARKET EXPOSURE
1	156093	0100	7/02	\$342,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	162206	9092	9/03	\$223,000	NO MARKET EXPOSURE; RELATED PARTY
1	208520	0145	2/03	\$35,680	NO MARKET EXPOSURE
1	208520	0261	8/02	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	208520	0340	7/02	\$115,000	NON-REPRESENTATIVE SALE
1	208520	0515	3/02	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	222206	9034	5/02	\$237,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed From This Physical Inspection Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	222206	9042	4/02	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	232206	9054	9/03	\$113,350	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	242206	9049	10/03	\$450,000	NO MARKET EXPOSURE
1	242206	9082	8/03	\$109,006	QUIT CLAIM DEED; RELATED PARTY
1	242206	9094	5/03	\$188,500	NO MARKET EXPOSURE
1	259172	0040	10/02	\$116,845	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
1	259172	0050	4/02	\$320,000	NON-REPRESENTATIVE SALE
1	272206	9080	8/03	\$103,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
1	439600	0090	1/03	\$152,000	NO MARKET EXPOSURE
1	439600	0400	3/02	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	512620	0090	7/02	\$387,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	512621	0530	4/03	\$355,000	NO MARKET EXPOSURE; RELATED PARTY
1	512621	0550	3/03	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	512621	0720	12/03	\$505,000	RELOCATION - SALE BY SERVICE
1	667900	0140	7/02	\$201,047	NON-REPRESENTATIVE SALE
1	667900	0150	9/02	\$186,937	NON-REPRESENTATIVE SALE
1	667900	0190	8/02	\$188,860	NON-REPRESENTATIVE SALE
1	667900	0240	8/02	\$202,238	NON-REPRESENTATIVE SALE
1	794128	0060	6/02	\$335,000	NON-REPRESENTATIVE SALE
1	858850	0010	11/02	\$130,000	NO MARKET EXPOSURE
1	885695	0220	2/03	\$218,000	NON-REPRESENTATIVE SALE
1	885696	0290	12/02	\$76,801	QUIT CLAIM DEED; RELATED PARTY
1	885697	0270	8/02	\$156,200	NON-REPRESENTATIVE SALE
1	885697	0610	10/03	\$93,287	NON-REPRESENTATIVE SALE
1	885697	1070	3/02	\$176,600	RELATED PARTY, FRIEND, OR NEIGHBOR
1	885764	0260	4/03	\$366,500	RELATED PARTY, FRIEND, OR NEIGHBOR
1	885764	0800	1/03	\$303,500	RELOCATION - SALE BY SERVICE
1	885764	0810	4/03	\$309,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	885764	0810	10/02	\$305,303	BANKRUPTCY - RECEIVER OR TRUSTEE
1	885764	0810	7/02	\$232,195	EXEMPT FROM EXCISE TAX
6	032106	9009	10/02	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	032106	9018	11/03	\$996,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	042106	9077	10/03	\$41,020	NO MARKET EXPOSURE
6	053800	0140	9/03	\$115,365	QUIT CLAIM DEED
6	053800	0200	6/03	\$315,000	MULTI-PARCEL SALE
6	102106	9027	8/02	\$275,999	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	202570	0140	2/02	\$150,000	GOVERNMENT AGENCY; FORCED SALE
6	202570	0240	1/03	\$213,000	STATEMENT TO DOR
6	231000	0210	8/03	\$94,300	QUIT CLAIM DEED
6	231000	0290	1/03	\$193,000	NON-REPRESENTATIVE SALE
6	231001	0060	6/02	\$187,500	NON-REPRESENTATIVE SALE
6	231001	0230	2/02	\$187,000	NON-REPRESENTATIVE SALE
6	231003	0240	8/03	\$86,544	QUIT CLAIM DEED
6	231006	0060	9/03	\$188,000	QUIT CLAIM DEED

Improved Sales Removed From This Physical Inspection Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	231010	0140	8/03	\$268,680	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	231010	0240	12/02	\$229,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	253870	0050	1/03	\$11,937	EXEMPT FROM EXCISE TAX; RELATED PARTY
6	253870	0050	12/02	\$11,937	RELATED PARTY, FRIEND, OR NEIGHBOR
6	253880	0110	1/03	\$169,000	NON-REPRESENTATIVE SALE
6	253880	0190	9/03	\$167,500	NON-REPRESENTATIVE SALE
6	278125	0530	10/03	\$172,000	BUILDER OR DEVELOPER SALES
6	278125	0540	10/03	\$168,000	BUILDER OR DEVELOPER SALES
6	289631	0010	3/02	\$312,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	289631	0030	12/02	\$379,950	FORCED SALE
6	289631	0250	5/03	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	289631	0380	7/03	\$429,000	NO MARKET EXPOSURE
6	289631	0420	5/03	\$391,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	332206	9059	12/03	\$250,000	GOVERNMENT AGENCY; FORCED SALE
6	342206	9073	8/02	\$197,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	439220	0080	5/02	\$555,000	ESTATE ADMINISTRATOR, GUARDIAN OR EXECUTOR
6	439220	0175	1/03	\$59,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	615180	0135	6/03	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	615180	0165	4/03	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	615180	0285	7/03	\$530,000	ESTATE ADMINISTRATOR, GUARDIAN OR EXECUTOR
6	615180	0300	6/02	\$362,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	615180	0585	3/02	\$110,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	615180	0607	4/03	\$165,000	RELOCATION - SALE BY SERVICE
6	615180	0607	2/03	\$168,500	RELOCATION - SALE BY SERVICE
6	615180	0645	1/03	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	669993	0010	9/03	\$233,950	CORPORATE AFFILIATES
6	679140	0160	10/03	\$190,000	FULL SALES PRICE NOT REPORTED
6	679140	1010	8/03	\$45,891	QUIT CLAIM DEED
6	681796	0110	3/02	\$330,500	PERSONAL PROPERTY INCLUDED
6	743710	0560	12/02	\$214,950	STATEMENT TO DOR
6	743710	0570	4/02	\$239,000	RELOCATION - SALE BY SERVICE
6	757420	0150	3/03	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	770143	0330	6/03	\$250,000	FORCED SALE; DIVORCE
6	770143	0350	6/02	\$235,250	NON-REPRESENTATIVE SALE
6	928380	0007	8/02	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	928380	0220	1/02	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN OR EXECUTOR
6	928380	0265	8/03	\$208,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RESIDUAL SALES
6	928380	0265	8/03	\$207,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RESIDUAL SALES
7	084400	0160	4/02	\$97,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	084400	0520	5/02	\$235,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	132106	9036	4/03	\$150,000	NO MARKET EXPOSURE; PARTIAL INTEREST
7	142106	9106	2/03	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN OR EXECUTOR
7	142106	9115	10/02	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	142106	9127	6/02	\$71,000	TEAR DOWN; IMP CHANGED SINCE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	152106	9095	7/03	\$210,000	NO MARKET EXPOSURE; RELATED PARTY
7	202560	0070	4/02	\$214,600	QUESTIONABLE PER APPRAISAL
7	202560	0080	9/03	\$225,000	NO MARKET EXPOSURE
7	202650	0020	9/03	\$187,500	NON-REPRESENTATIVE SALE
7	232106	9031	11/03	\$62,000	NO MARKET EXPOSURE; PARTIAL INTEREST
7	252206	9107	11/02	\$77,925	QUIT CLAIM DEED; RELATED PARTY
7	262106	9027	5/02	\$451,050	RELOCATION - SALE BY SERVICE
7	302207	9003	11/03	\$865,000	MULTI-PARCEL SALE
7	302207	9021	11/02	\$192,000	CONTRACT OR CASH SALE;RELATED PARTY
7	362206	9077	6/03	\$476,990	NON-REPRESENTATIVE SALE
7	408080	0170	11/03	\$45,000	CONTRACT OR CASH SALE;RELATED PARTY
7	423340	0270	11/02	\$86,588	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
7	423340	0450	5/02	\$185,000	FORCED SALE
7	423340	0450	2/02	\$216,916	FORCED SALE; EXEMPT FROM EXCISE TAX
7	563600	0280	3/02	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	564360	0160	2/03	\$54,000	ESTATE ADMINISTRATOR, GUARDIAN OR EXECUTOR
7	564360	0300	12/03	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	729950	0080	6/03	\$79,753	QUIT CLAIM DEED
7	810000	0030	7/02	\$192,000	NO MARKET EXPOSURE
7	810000	0080	12/03	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.8%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2003 and 2004 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of +5.2%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 57 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is **99.8%**.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
</=6	54	0.914	0.972	6.3%	0.955	0.989
7	498	0.961	0.997	3.8%	0.993	1.001
8	212	0.949	1.001	5.5%	0.994	1.008
9	63	0.914	1.000	9.4%	0.987	1.012
>/=10	20	0.838	1.007	20.1%	0.974	1.039
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1950	21	0.874	0.975	11.6%	0.948	1.001
1951-1970	42	0.954	1.001	4.9%	0.977	1.024
1971-1980	40	0.942	1.017	8.1%	0.997	1.038
1981-1990	78	0.937	1.007	7.5%	0.993	1.021
1991-2000	274	0.933	0.990	6.1%	0.985	0.996
>2000	392	0.953	1.000	4.9%	0.996	1.004
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Poor-Average	755	0.948	1.000	5.4%	0.996	1.003
Good	68	0.913	0.988	8.2%	0.970	1.007
Very Good	24	0.861	0.971	12.8%	0.947	0.995
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	197	0.947	0.993	4.8%	0.984	1.001
1.5	26	0.844	0.976	15.7%	0.948	1.004
2	624	0.946	1.000	5.7%	0.997	1.004
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
</=1000	22	0.901	0.994	9.9%	0.993	1.001
1001-1500	150	0.946	0.991	4.8%	0.983	0.999
1501-2000	318	0.951	1.001	5.3%	0.996	1.006
2001-2500	189	0.963	1.005	4.4%	0.998	1.012
2501-3000	83	0.931	0.997	7.1%	0.986	1.009
3001-4000	79	0.933	0.994	6.5%	0.984	1.004
4001-5000	6	0.762	0.983	29.0%	0.955	1.011

Area 57 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is **99.8%**.

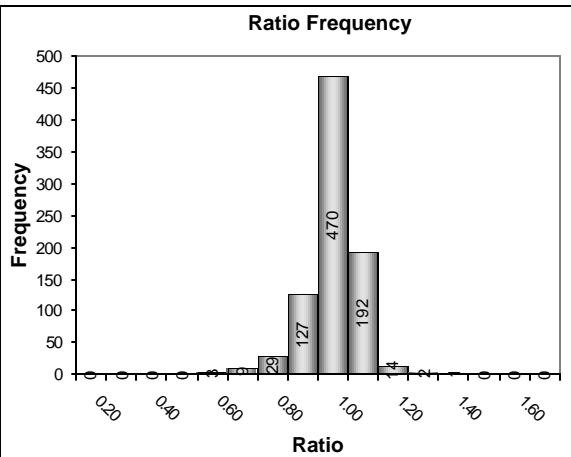
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	805	0.947	0.998	5.4%	0.995	1.002
Y	42	0.894	0.994	11.2%	0.973	1.015
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	822	0.944	0.998	5.7%	0.995	1.001
Y	25	0.934	0.998	6.9%	0.972	1.025
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	358	0.947	0.998	5.4%	0.992	1.003
6	248	0.952	1.000	5.0%	0.994	1.007
7	241	0.931	0.996	7.0%	0.990	1.002
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
03000-05000	123	0.971	1.006	3.6%	0.999	1.014
05001-08000	370	0.962	1.000	4.0%	0.996	1.004
08001-12000	129	0.946	0.987	4.3%	0.979	0.995
12001-16000	27	0.952	0.993	4.2%	0.972	1.013
16001-20000	19	0.923	0.990	7.3%	0.953	1.027
20001-30000	36	0.906	0.999	10.2%	0.977	1.020
30001-43559	53	0.897	1.011	12.7%	0.992	1.030
1AC-3AC	68	0.887	0.993	11.9%	0.976	1.009
3.01AC-5AC	12	1.068	0.992	-7.1%	0.961	1.024
5.1AC-10AC	10	0.902	0.981	8.8%	0.934	1.027

2003 Improved Parcel Ratio Analysis

District/Team: SE / Team-3	Lien Date: 01/01/2003	Date of Report: 5/26/2004	Sales Dates: 1/2002 - 12/2003
Area 57-Black Diamond/Maple Valley	Appr ID: MTIA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<p><i>Sample size (n)</i> 847 <i>Mean Assessed Value</i> 265,100 <i>Mean Sales Price</i> 281,000 <i>Standard Deviation AV</i> 85.684 <i>Standard Deviation SP</i> 99.473</p>			
ASSESSMENT LEVEL			
<p><i>Arithmetic Mean Ratio</i> 0.952 <i>Median Ratio</i> 0.958 <i>Weighted Mean Ratio</i> 0.943</p>			
UNIFORMITY			
<p><i>Lowest ratio</i> 0.513 <i>Highest ratio:</i> 1.394 <i>Coefficient of Dispersion</i> 6.21% <i>Standard Deviation</i> 0.083 <i>Coefficient of Variation</i> 8.71% <i>Price Related Differential (PRD)</i> 1.009</p>			
RELIABILITY			
<p>95% Confidence: Median <i>Lower limit</i> 0.952 <i>Upper limit</i> 0.963</p>			
<p>95% Confidence: Mean <i>Lower limit</i> 0.946 <i>Upper limit</i> 0.957</p>			
SAMPLE SIZE EVALUATION			
<p><i>N (population size)</i> 4928 <i>B (acceptable error - in decimal)</i> 0.05 <i>S (estimated from this sample)</i> 0.083 <i>Recommended minimum:</i> 11 <i>Actual sample size:</i> 847 <i>Conclusion:</i> OK</p>			
NORMALITY			
<p>Binomial Test <i># ratios below mean:</i> 395 <i># ratios above mean:</i> 452 <i>Z:</i> 1.959 <i>Conclusion:</i> Normal* <i>*i.e. no evidence of non-normality</i></p>			

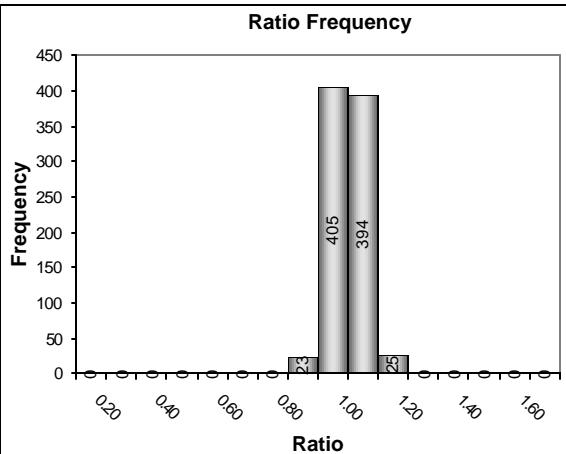


COMMENTS:

1 to 3 Unit Residences throughout area 57

2004 Improved Parcel Ratio Analysis

District/Team: SE / Team-3	Lien Date: 01/01/2004	Date of Report: 6/1/2004	Sales Dates: 1/2002 - 12/2003
Area 57-Black Diamond/Maple Valley	Appr ID: MTIA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 847 Mean Assessed Value 280,300 Mean Sales Price 281,000 Standard Deviation AV 97.931 Standard Deviation SP 99,473			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.000 Median Ratio 1.000 Weighted Mean Ratio 0.998			
UNIFORMITY			
Lowest ratio 0.809 Highest ratio: 1.190 Coefficient of Dispersion 3.78% Standard Deviation 0.050 Coefficient of Variation 5.00%			
Price Related Differential (PRD)			
1.002			
RELIABILITY			
95% Confidence: Median Lower limit 0.996 Upper limit 1.002 95% Confidence: Mean Lower limit 0.996 Upper limit 1.003			
SAMPLE SIZE EVALUATION			
N (population size) 4928 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.050 Recommended minimum: 4 Actual sample size: 847 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 416 # ratios above mean: 431 Z: 0.515 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 57

Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are approximately 443 mobile homes in area 57. The mobile homes are situated on small lots as well as large acreage tracts and the ages of the units vary widely from the late 50's to the current year. At a minimum, all properties are inspected from the exterior to verify their characteristics, and in some cases interiors are inspected. Age, class, size and quality vary. Only sales of land with mobile home were considered in the analysis. There were a total of 53 sales that were verified however only 33 sales were considered good reliable market value indicators. A list of sales used and summary assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of 93.5% to 99.4% and improvement in the coefficient of variation of 12.50% to 6.25%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2003 and 2004 Ratio Analysis charts included in this report.

Since both the sales sample and the population show mobile homes on such a wide variety of land parcels, it was believed that a single cost model based on depreciated would result in the greatest equity of mobile homes in the area. The cost model used was "Boeckh" (2004 Mobile-Manufactured Housing Cost Guide). Further analysis of the market sales indicates an upward adjustment of 40% from Boeckh's 2004 costs.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the SE district office.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 57

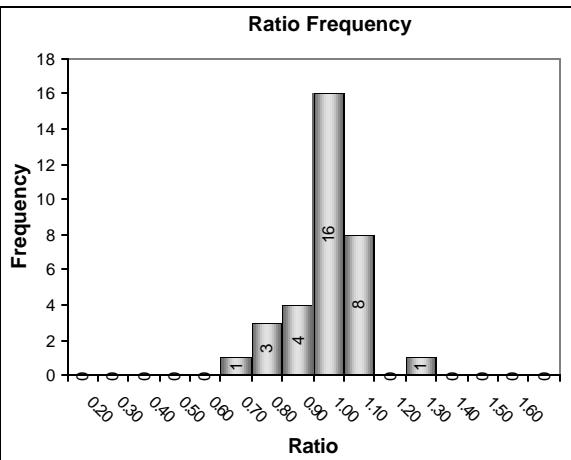
Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	012206	9110	7/03	\$180,000	127195	N	N
1	062207	9105	8/03	\$280,000	137650	N	N
1	062207	9130	8/03	\$245,000	80150	N	N
1	072207	9128	8/03	\$135,000	47916	N	N
1	132206	9084	11/02	\$205,000	43560	N	N
1	142206	9044	8/02	\$195,000	98010	N	N
1	142206	9074	11/02	\$222,000	84506	N	N
1	182207	9064	3/03	\$237,750	220849	N	N
1	242206	9092	5/02	\$183,000	74487	N	N
1	262206	9032	8/03	\$230,000	170320	N	N
1	262206	9041	9/02	\$240,000	217800	N	N
1	342206	9032	2/03	\$212,000	93218	N	N
6	439220	0260	10/03	\$161,000	12224	N	N
6	681750	0040	6/02	\$128,800	9823	N	N
6	681750	0090	7/03	\$114,900	11155	N	N
6	681751	0130	5/02	\$129,000	10394	N	N
6	681751	0300	7/03	\$139,950	9933	N	N
6	681751	0310	11/02	\$124,000	9606	N	N
6	681796	0160	11/02	\$197,000	35636	N	N
6	738300	0020	5/03	\$123,500	21000	N	N
6	738300	0040	8/03	\$122,000	21000	N	N
6	738300	0130	10/03	\$212,250	26879	N	N
6	738300	0240	10/03	\$174,950	55680	N	N
6	738300	0320	3/03	\$169,000	29525	N	N
6	928380	0360	6/02	\$334,000	38881	Y	Y
7	084400	0355	7/03	\$157,000	8038	N	N
7	084400	0985	11/03	\$94,000	11121	N	N
7	142106	9039	6/03	\$110,000	15016	Y	N
7	142106	9134	5/02	\$163,000	18295	N	N
7	202550	0010	9/03	\$184,000	86684	N	N
7	222106	9034	10/03	\$167,000	49658	N	N
7	232106	9022	7/03	\$130,000	75358	N	N
7	242106	9021	8/03	\$245,000	222156	N	N

Mobile Home Sales Removed From This Physical Inspection Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	012206	9122	4/02	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	102206	9174	11/03	\$115,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	102206	9181	6/03	\$206,500	NO MARKET EXPOSURE; RELATED PARTY
1	122206	9012	6/02	\$60,546	QUIT CLAIM DEED; PARTIAL INTEREST
1	142206	9078	1/03	\$155,000	IMP CHANGED SINCE SALE
1	182207	9054	4/02	\$124,950	NON-REPRESENTATIVE SALE
1	232206	9070	10/03	\$72,874	QUIT CLAIM DEED
6	042106	9091	10/02	\$52,133	QUIT CLAIM DEED; RELATED PARTY
6	681750	0020	8/03	\$40,000	MOBILE HOME; RELATED PARTY
6	681750	0120	12/02	\$12,196	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	681751	0230	9/03	\$50,000	NO MARKET EXPOSURE
6	681751	0260	4/03	\$80,638	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	681752	0140	7/03	\$58,000	FORCED SALE
6	681752	0250	2/03	\$100,000	NO MARKET EXPOSURE
6	681752	0260	3/03	\$60,000	CORPORATE AFFILIATES
6	681752	0340	7/03	\$113,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	738300	0030	10/03	\$76,544	NO MARKET EXPOSURE; RELATED PARTY
6	738300	0200	5/03	\$110,000	IMP CHANGED SINCE SALE
7	132106	9044	3/03	\$130,000	CONTRACT OR CASH SALE
7	142106	9069	4/02	\$132,000	FULL SALES PRICE NOT REPORTED

2003 Mobile Home Parcel Ratio Analysis

District/Team: SE / Team 3	Lien Date: 01/01/2003	Date of Report: 6/1/2004	Sales Dates: 1/2002 - 12/2003
Area 57- Black Diamond/Maple Valley	Appr ID: MTIA	Property Type: Mobile Homes	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 33 Mean Assessed Value 168,400 Mean Sales Price 180,200 Standard Deviation AV 57.460 Standard Deviation SP 54.676			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.934 Median Ratio 0.933 Weighted Mean Ratio 0.935			
UNIFORMITY			
Lowest ratio 0.615 Highest ratio: 1.231 Coefficient of Dispersion 8.79% Standard Deviation 0.117 Coefficient of Variation 12.50%			
Price Related Differential (PRD) 1.000			
RELIABILITY			
95% Confidence: Median Lower limit 0.911 Upper limit 0.996			
95% Confidence: Mean Lower limit 0.894 Upper limit 0.974			
SAMPLE SIZE EVALUATION			
N (population size) 443 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.117 Recommended minimum: 22 Actual sample size: 33 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 17 # ratios above mean: 16 Z: 0.174 Conclusion: Normal*			
*i.e. no evidence of non-normality			

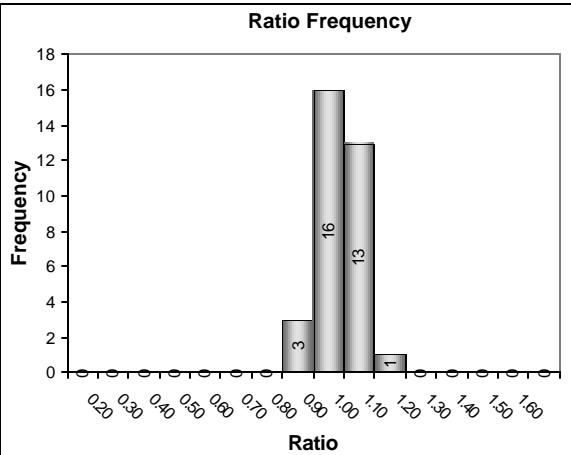


COMMENTS:

Mobile Homes throughout area 57

2004 Mobile Home Parcel Ratio Analysis

District/Team: SE / Team 3	Lien Date: 01/01/2004	Date of Report: 5/26/2004	Sales Dates: 1/2002 - 12/2003								
Area 57- Black Diamond/Maple Valley	Appr ID: MTIA	Property Type: Mobile Homes	Adjusted for time?: No								
SAMPLE STATISTICS											
<p><i>Sample size (n)</i> 33</p> <p><i>Mean Assessed Value</i> 179,200</p> <p><i>Mean Sales Price</i> 180,200</p> <p><i>Standard Deviation AV</i> 59,922</p> <p><i>Standard Deviation SP</i> 54,676</p>											
ASSESSMENT LEVEL											
<p><i>Arithmetic Mean Ratio</i> 0.988</p> <p><i>Median Ratio</i> 1.000</p> <p><i>Weighted Mean Ratio</i> 0.994</p>											
UNIFORMITY											
<p><i>Lowest ratio</i> 0.846</p> <p><i>Highest ratio:</i> 1.141</p> <p><i>Coefficient of Dispersion</i> 4.58%</p> <p><i>Standard Deviation</i> 0.062</p> <p><i>Coefficient of Variation</i> 6.25%</p> <p><i>Price Related Differential (PRD)</i> 0.994</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.968</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.017</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.967</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.009</td> </tr> </table>				<i>Lower limit</i>	0.968	<i>Upper limit</i>	1.017	<i>Lower limit</i>	0.967	<i>Upper limit</i>	1.009
<i>Lower limit</i>	0.968										
<i>Upper limit</i>	1.017										
<i>Lower limit</i>	0.967										
<i>Upper limit</i>	1.009										
SAMPLE SIZE EVALUATION											
<p><i>N (population size)</i> 443</p> <p><i>B (acceptable error - in decimal)</i> 0.05</p> <p><i>S (estimated from this sample)</i> 0.062</p> <p>Recommended minimum: 6</p> <p><i>Actual sample size:</i> 33</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>13</td> </tr> <tr> <td># ratios above mean:</td> <td>20</td> </tr> <tr> <td>Z:</td> <td>1.219</td> </tr> </table> <p>Conclusion: <i>Normal*</i></p> <p><i>*i.e. no evidence of non-normality</i></p>				# ratios below mean:	13	# ratios above mean:	20	Z:	1.219		
# ratios below mean:	13										
# ratios above mean:	20										
Z:	1.219										



COMMENTS:

Mobile Homes throughout area 57

Both assessment level and uniformity have been improved by application of the recommended values.